

SHERIFF'S SALE COST SHEET

Milo Corp. vs. Brougham / sterner
 NO. 42-04 ED NO. 340-03 JD DATE/TIME OF SALE stayed

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>195.00</u>	195.00
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</u>	27.50
ADVERTISING SALE BILLS & COPIES	\$17.50	17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00	15.00
MILEAGE	\$ <u>6.00</u>	6.00
POSTING HANDBILL	\$15.00	15.00
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	6.50
NOTARY	\$ <u>20.00</u>	20.00
TOTAL *****		\$ <u>645.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1369.46</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1594.46</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>1790</u>	\$ <u>10.00</u>	
TOTAL *****		\$ <u>10.00</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>280.00</u>	
MISC. <u>North of</u>	\$ <u>54.47</u>	
<u>North of</u>	\$ <u>93.07</u>	
TOTAL *****		\$ <u>147.54</u>
TOTAL COSTS (OPENING BID)		\$ <u>3350.00</u> Dq.
		\$ <u>2677.00</u>
		1791 \$ <u>673.00</u> Refund!

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

Northumberland County



NORTHUMBERLAND COUNTY PENNSYLVANIA

Controller's Office
399 S. 5th Street
Sunbury, PA 17801

SUNBANK
Sunbury Office

60-1702/313

CHECK DATE	CHECK NO.
07/20/2004	110315

AMOUNT
*****56.93

VOID AFTER SIX MONTHS

FIFTY SIX DOLLARS AND 93 CENTS

DOLLARS

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

Samuel Dietrich Charles E. Edman Jr.
Kat & Alan Romo & C. Chamberlain
Frank J. Samich

AUTHORIZED SIGNATURE(S)

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

110315 1031317021 000040330433

NORTHUMBERLAND COUNTY SHERIFF
201 MARKET STREET
SUNBURY, PA. 17801
SHERIFF CHAD A. REINER

570-988-4156

FAX 570-988-4496

MILO CORPORATION
VS.
CHRISTOPHER J. AND BETH BROUGHAM
20 JONES DRIVE
WATSONTOWN, PA.

ED 42-2004

AFFIDAVIT OF SERVICE

I HEREBY CERTIFY AND RETURN THAT DEPUTIES THOMAS DRUST AND SHENNON KLOPP
SERVED BETH A. BROUGHAM ON JULY 2, 2004 AS ADULT IN CHARGE FOR CHRISTOPHER J.
BROUGHAM AND PERSONALLY AT 20 JONES DRIVE, WATSONTOWN, PA. 17777 AT 2:40P.M. BY
HANDING A TRUE AND ATTESTED COPY OF THE WRIT OF EXECUTION. MAKING KNOWN
ONTO HER THE CONTENTS THEREOF.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14TH DAY OF JULY 2004
PROTHONOTARY OF NORTHUMBERLAND COUNTY PA.

Suzanne Vestine-Smith

PROTHONOTARY
MY COMMISSION EXPIRES
FIRST MONDAY OF JANUARY 2006

SO ANSWERS:

Chad A. Reiner

SHERIFF CHAD A. REINER, NORTHUMBERLAND COUNTY, PA.

NORTHUMBERLAND COUNTY SHERIFF
201 MARKET STREET
SUNBURY, PA. 17801
SHERIFF CHAD A. REINER

570-988-4156

FAX 570-988-4496

MILO CORPORATION
VS.

ED 42-2004

CHRISTOPHER J. AND BETH BROUGHAM
20 JONES DRIVE
WATSONTOWN, PA.

AFFIDAVIT OF SERVICE

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ONTO HER THE CONTENTS THEREOF.

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PROTHONOTARY OF NORTHUMBERLAND COUNTY PA.

Suzanne Uashin-Smolew

PROTHONOTARY
MY COMMISSION EXPIRES
FIRST MONDAY OF JANUARY 2006

SO ANSWERS:

Chad A. Reiner

SHERIFF CHAD A. REINER, NORTHUMBERLAND COUNTY, PA.

PLAINTIFF: MILO CORPORATION

P:
VS.
DEFENDANT: BROUGHAM, CHRISTOPHER J/ BETH A.
D: 20 JONES DRIVE
D: WATSONTOWN, PA.
D:
D:

CASE #: 42 ED 2004
COUNTY FILED: COLUMBIA
FILED DATE: 04/07/01
DATE RECIEVED: 04/07/01
ASSIGNED TO: 2
ATTORNEY: COLUMBIA
EXPIRES: ASAP

SHERIFF'S RETURN

I HEREBY CERTIFY AND RETURN THAT I SERVED: CHRISTOPHER J. BROUGHAM
BY HANDING A TRUE AND ATTESTED COPY OF THE WITHIN: WRIT OF EXEC, NOTICE OF
LIEN HOLDERS
PERSON SERVED: BETH A. BROUGHAM
CAPACITY: AS ADULT IN CHARGE OF RES

DATE SERVED: 04/07/02

TIME: 2:40P.M.

PLACE SERVED: 20 JONES DRIVE WATSONTOWN, PA

COUNTY OF NORTHUMBERLAND AND STATE OF PENNA., MAKING IT KNOWN UNTO: HER
THE CONTENTS THEREOF.

Chad A Reiner
SO ANSWERS: CHAD A. REINER, SHERIFF
BY DEPUTY: DRUST, THOMAS/KLOPP, SHENNON

SHERIFF'S RETURN

I HEREBY CERTIFY AND RETURN THAT I SERVED: BETH A. BROUGHAM
BY HANDING A TRUE AND ATTESTED COPY OF THE WITHIN: WRIT OF EXEC, NOTICE OF
LIEN HOLDERS
PERSON SERVED: BETH A BROUGHAM
CAPACITY: PERSONALLY

DATE SERVED: 04/07/02

TIME: 2:40P.M.

PLACE SERVED: 20 JONES DRIVE, WATSONTOWN, PA.

COUNTY OF NORTHUMBERLAND AND STATE OF PENNA., MAKING IT KNOWN UNTO: HER
THE CONTENTS THEREOF.

Chad A Reiner
SO ANSWERS: CHAD A. REINER, SHERIFF
BY DEPUTY: DRUST, THOMAS/KLOPP, SHENNON
SHERIFF'S COSTS:

INSTRUCTIONS: PLEASE SERVE PAPERWORK

RECEIPT #: 23701
NO. OF ATTEMPTS: 2

COSTS-\$93.07

DATE: PROPERLY SERVED before
me this 14th day of July
A.D. 2004

POSTING DEPUTY:

DOCKET PAGE: 04 RL 0087

Suzanne Vastine Smith
PROTHONOTARY
My Comm. Exp. 1st Mon. Jan. 2006

O'BRIEN, BARIC & SCHERER

19 West South Street
Carlisle, Pennsylvania 17013

Robert L. O'Brien
David A. Baric
Michael A. Scherer

(717) 249-6873
Fax (717) 249-5755
direct: dbaric@obslaw.com

July 19, 2004

VIA FACSIMILE (570) 784-0257 AND REGULAR MAIL

Timothy T. Chamberlain
Sheriff
Columbia County
Court House
P.O. Box 380
Bloomsburg, Pennsylvania 17815

**RE: Milo Corporation v. Sterner/Brougham
Docket No. 42 ED 2004**

Dear Sheriff Chamberlain:

I am the attorney for Milo Corporation in the above-referenced matter. The real property which is the subject of this matter was scheduled to be sold by your office at sale in August, 2004.

The property was recently sold by the Defendants to a third party purchaser. Consequently, the sheriff's sale is not necessary as the security was sold by the Defendants.

Please return any amount remaining held by your office to me.

If you have any questions or would care to discuss this matter in more detail, please contact me.

Very truly yours,

O'BRIEN, BARIC & SCHERER



David A. Baric, Esquire

DAB/ta

cc: Joann Sammarco, via facsimile
File

Law Offices

O'BRIEN, BARIC & SCHERER

*19 West South Street
Carlisle, Pennsylvania 17013*

*Robert L. O'Brien
David A. Baric
Michael A. Scherer*

*(717) 249-6873
Fax (717) 249-5755
direct: dbaric@obslaw.com*

July 19, 2004

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Sheriff
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Court House
P.O. Box 380
Bloomsburg, Pennsylvania 17815

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Docket No. 42 ED 2004**

Dear Sheriff Chamberlain:

I am the attorney for Milo Corporation in the above-referenced matter. The real property which is the subject of this matter was scheduled to be sold by your office at sale in August, 2004.

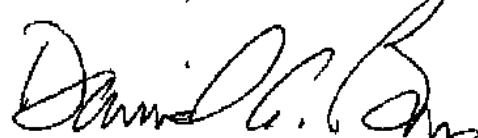
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Please return any amount remaining held by your office to me.

If you have any questions or would care to discuss this matter in more detail, please contact me.

Very truly yours,

O'BRIEN, BARIC & SCHERER



David A. Baric, Esquire

DAB/ta

cc: Joann Sammarco, via facsimile
File

dab\MILO\Sterner\chamberlain4.ltr

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/8/2004

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 42ED2004

PLAINTIFF MILO CORPORATION

DEFENDANT DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

PERSON/CORP TO SERVED	PAPERS TO SERVED
DANIEL STERNER	WRIT OF EXECUTION - MORTGAGE
44 HARRISON ROAD	FORECLOSURE
ORANGEVILLE	

SERVED UPON Dan

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-14-04 TIME 1120 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

2-12-04 1700 ARTER CARG

2-13-04 1645 ARTER 11

DEPUTY TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/8/2004

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 42ED2004

PLAINTIFF MILO CORPORATION

DEFENDANT DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

PERSON/CORP TO SERVED	PAPERS TO SERVED
GAYLE STERNER	WRIT OF EXECUTION - MORTGAGE
44 HARRISON ROAD	FORECLOSURE
ORANGEVILLE	

SERVED UPON Dan

RELATIONSHIP Husband IDENTIFICATION _____

DATE 7-12-04 TIME 1120 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSSO ☒
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>2-12-4</u>	<u>1700</u>	<u>ARTER</u>	<u>C'mo</u>
	<u>2-13-4</u>	<u>1445</u>	<u>ARTER</u>	<u>"</u>
DEPUTY	<u>TC</u>			DATE _____

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

Chairman
Robert Linn
Vice Chairman
George Hemingway
Treasurer
Samuel Evans
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

Board of Directors

Robert Linn
George Hemingway
Samuel Evans
Michael Upton
Thomas Evans

July 1, 2004

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Sterner, Daniel & Gayle
Brougham, Christopher & Beth
Old Country Club Drive

Docket # 42ED2004
JD# 340JD2003

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,


Amber Kenney
Office Administrator

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 3/8/2004

SERVICE# 6 - OF - 14 SERVICES
 DOCKET # 42ED2004

PLAINTIFF MILO CORPORATION

DEFENDANT DANIEL AND GAYLE STERNER
 CHRISTOPHER AND BETH BROUGHAM

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	WRIT OF EXECUTION - MORTGAGE
2ND ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON Amber Kenney

RELATIONSHIP Municipal Authority IDENTIFICATION _____

DATE 6-30-4 TIME 15:30 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY

J. Carter

DATE 6-30-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/8/2004

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 42ED2004

PLAINTIFF MILO CORPORATION

DEFENDANT DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

PERSON/CORP TO SERVED	PAPERS TO SERVED
MARY WARD-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
2ND ST.	FORECLOSURE
BLOOMSBURG	

SERVED UPON dropped in mail slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-30-4 TIME 1550 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. Curt

DATE 6-30-4

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.		Article Addressed to: OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105	
B. Received by (Printed Name) MARY P. 2004		Date of Delivery 9-15-2004	
D. Is delivery address different from item 1? if YES, enter delivery address below:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail		<input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee)		<input type="checkbox"/> Yes	
Article Number Transfer from service label)		7002 0860 0004 5857 5700	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p> <input type="checkbox"/> Complete items 2, and 3. Also complete item 4 if Restricted Delivery is desired. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits. </p> <p>1. Article Addressed to:</p> <p style="text-align: center; padding: 10px;"> INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106 </p> <p>2. Article Number (Transfer from service label)</p>	<p> A. Signature 42  <div style="text-align: right;"> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address </div> </p> <p> B. Received by (Printed Name) Bandura </p> <p> C. Date of Delivery 1/20/01 </p> <p> D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No </p> <hr/> <p> 3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. </p> <p> 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes </p>
<div style="font-size: 1.5em; font-family: monospace; letter-spacing: 0.5em;">7003 0500 0001 9055 8566</div>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY						
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature 42 X <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) C. Date of Delivery JUL 0 1 20</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>						
<p>1. Article Addressed to:</p> <p style="text-align: center; padding: 20px 0;">OFFICE OF F.A.I.R. DEPARTMENT OF PUBLIC WELFARE PO BOX 8016 HARRISBURG, PA 17105</p>	<p>3. Service Type</p> <table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Certified Mail</td> <td><input type="checkbox"/> Express Mail</td> </tr> <tr> <td><input type="checkbox"/> Registered</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td><input type="checkbox"/> C.O.D.</td> </tr> </table> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail	<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail						
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise						
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.						
<p>2. Article Number (Transfer from service label)</p>	<p style="text-align: center; font-size: 1.2em;">7003 0500 0001 9055 8542</p>						

<p>1. Article Addressed to:</p> <p>U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET-5TH FLOOR PHILADELPHIA, PA 19107</p>	<p>2. Article Number (Transfer from service label)</p> <p>7002 0860 0004 5857 5717</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-01</p>		
<p>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	<p>2. Article Number (Transfer from service label)</p> <p>7002 0860 0004 5857 5724</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-01</p>		
<p>1. Article Addressed to:</p> <p>COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 281230 HARRISBURG, PA 17128-1230</p>	<p>2. Article Number (Transfer from service label)</p> <p>7002 0860 0004 5857 5694</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-01</p>		

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/8/2004

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 42ED2004

PLAINTIFF MILO CORPORATION

DEFENDANT DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

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

SERVED UPON Leslie

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-30-4 TIME 1400 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 6-30-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/8/2004

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 42ED2004

PLAINTIFF MILO CORPORATION

DEFENDANT DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Richard Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 6-30-04 TIME 1340 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. Gut

DATE _____

SHERIFF'S SALE

WEDNESDAY AUGUST 25, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 42 OF 2004 ED AND CIVIL WRIT NO. 340 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly right-of-way line of Pennsylvania State Route 487 (Lightstreet Road), leading from Interstate 80 to Main Street, said point being at the Southeast corner of other lands of Donald A. Camplese (Record Book 629, Page 461); thence along said right-of-way line South 87 degrees 09 minutes 00 seconds West 163.49 feet to a point of curve; thence along same on a curve to the left in a southwesterly direction having a delta angle of 17 degrees 21 minutes 11 seconds, a radius of 858.88 feet and tangent of 131.07 feet for an arc length of 260.13 feet to a point of tangent; thence along same South 69 degrees 47 minutes 59 seconds West 20.24 feet to a point on the easterly right-of-way line of Old Country Club Road (abandoned); thence along said right-of-way line North 48 degrees 34 minutes 02 seconds East, 106.99 feet to a point; thence along same North 28 degrees 35 minutes 35 seconds East 69.17

feet to a point; thence along same North 12 degrees 34 minutes 59 seconds East 70.37 feet to a point at the Southeast corner of other lands of Donald A. Camplese, Lot No. 2; thence along the southerly line of Lot No. 2 and along or near the centerline of a forty (40) foot wide Storm Sewer Right-of-Way North 80 degrees 19 minutes 34 seconds East 520.88 feet to a point; thence along same South 03 degrees 17 minutes 58 seconds West 92.16 feet to an old iron pin found at the Northeast corner of other lands of Donald A. Camplese (Record Book 629, Page 461); thence along the northerly line of lands of said Camplese South 82 degrees 34 minutes 59 seconds West 165.03 feet to a point at the Northwest corner of lands of said Camplese; thence along the westerly line of lands of said Camplese South 25 degrees 10 minutes 59 seconds West 131.55 feet to the place of BEGINNING.

CONTAINING 1.85 acres of land in all.

The above described parcel being subject to the southerly twenty (20) feet of a forty (40) foot wide storm sewer right-of-way situated along the parallel with the northerly line of the above described parcel.

The grantor also grants to the grantee the following:

1. A Utility and Access Easement situated at the Southwest corner of other lands of Donald A. Camplese, Lot No.2, said Easement for the purposes of underground utility installation and maintenance, as well as, for the right of ingress, egress and regress from the easterly right-of-way line of Old Country Club Road to the above described parcel, being bounded and described to wit:

BEGINNING at a point on the easterly right-of-way line of Old Country Club Road (abandoned), said point being at the Northwest corner of the above described parcel; thence along said right-of-way line North 12 degrees 34 minutes 59 seconds East 48.70 feet to a point; thence through other lands of Donald A. Camplese, Lot No.2 the following courses and distances: South 14 degrees 42 minutes 28 seconds East 19.69 feet to a point; South 79 degrees 19 minutes 06 seconds East 63.71 feet to a point on the southerly line of Lot No. 2, said point being at or near the centerline of a forty (40) foot wide Storm Sewer Right-of-Way; thence along the southerly line of Lot No. 2, being at or near the centerline of said Storm Sewer Right-of-Way South 80 degrees 19 minutes 34 seconds West 88.77 feet to the place of BEGINNING.

2. A twenty (20) foot wide Utility Easement for the purposes of installation and maintenance of a sanitary sewer main being bounded and described to wit:

BEGINNING at a point on the southerly line of other lands of Donald A. Camplese, Lot No. 2, being at or near the centerline of a forty (40) foot wide Storm Sewer Right-of-Way, said point being 170.88 feet distant on a course running North 80 degrees 19 minutes 34 seconds East from a point at the Northwest corner of the above described parcel; thence through Lot No. 2 the following courses and distances: North 16 degrees 45 minutes 58 seconds West 27.49 feet to a point; North 64 degrees 05 minutes 46 seconds West 84.75 feet to a point on the southerly line of an existing twenty (20) foot wide Utility Easement; thence along said Utility Easement North 87 degrees 56 minutes 19 seconds East 42.65 feet to a point; thence South 64 degrees 05 minutes 46 seconds East 55.84 feet to a point; thence South 16 degrees 45 minutes 58 seconds East 38.74 feet to a point on the southerly line of Lot No.2; thence along the southerly line of Lot No. 2 South 80 degrees 19 minutes 34 seconds West 20.15 feet to the place of BEGINNING

All of the above being more fully shown as Lot No. 1 on a Subdivision Plat dated September 9, 1997, prepared by T. Bryce James and Associates (File No. 91063C), and filed in Columbia County Map Book 7, Page 1799.

UNDER AND SUBJECT to all matters as set forth on Subdivision Plat, including, without limitation, the existing 20 foot permanent sewer easement passing through the eastern portion of the premises herein conveyed. BEING the same premises which Student Investors, a Pennsylvania General Partnership, joined by Donald A. Camplese, individually and Kay F. Camplese, his wife, by Deed dated April 3, 2002 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania to Instrument No.200204746, granted and conveyed unto Daniel E. Sterner and Gayle E. Sterner, husband and wife, and Christopher J. Brougham and Beth A. Brougham, husband and wife, Grantors herein.

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 Baric
19 West South Street
Carlisle, PA 17013

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

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

MILO CORPORATION
6435 DYSINGER ROAD
LOCKPORT, NEW YORK 14094

CIVIL DIVISION

NO. 2003-CV-340

2004-ED-42

v.

DANIEL E. STERNER and
GAYLE E. STERNER,
husband and wife
CHRISTOPHER J. BROUGHAM and
BETH A. BROUGHAM,
husband and wife

NOTICE TO LIEN HOLDERS
NOTICE PURSUANT TO PA. R.C.P. 3129

Notice is hereby given to the following parties who hold one or more mortgage, judgment or tax liens against the real estate of Daniel E. Sterner, Gayle E. Sterner, Christopher J. Brougham and Beth A. Brougham

Milo Corporation	6435 Dysinger Road Lockport, New York 14094
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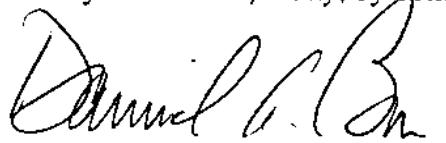
Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, Pennsylvania 17815
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You are hereby notified that on August 25, 2004 9:30 at A.M./~~P.M.~~^{XX}, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of Milo Corporation v. Daniel E. Sterner, Gayle E. Sterner, Christopher J. Brougham and Beth A. Brougham, No. 2003-CV-340, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale in the Sheriffs Office in the Court House, City of Bloomsburg, County of Columbia, Pennsylvania, real estate of Daniel E. Sterner, Gayle E. Sterner, Christopher J. Brougham and Beth A. Brougham known as Old Country Club Drive, Bloomsburg, Columbia County, Pennsylvania. A description of said real estate is hereto attached.

You are further notified that a Schedule of Distribution of Proposed Distribution will be filed by the Sheriff of Columbia County on _____, and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days hereafter.

You are further notified that the lien you hold against said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriffs Sale.

DATE: February 25, 2004



David A. Baric, Esquire
I.D. # 44853
O'Brien, Baric & Scherer
19 West South Street
Carlisle, Pennsylvania 17013
(717) 249-6873

Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

MILO CORPORATION
6435 DYSINGER ROAD
LOCKPORT, NEW YORK 14094

CIVIL DIVISION

NO. 2003-CV-340

2004-ED-42

v.

DANIEL E. STERNER and
GAYLE E. STERNER,
husband and wife
CHRISTOPHER J. BROUGHAM and
BETH A. BROUGHAM,
husband and wife

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following described property.

See Attached

Amount due	\$326,560.25
Interest from 01/20/03 to 02/25/04 (per diem \$64.64)	\$ 25,985.28

TOTAL: \$352,545.53

Thomas B. Kline
Prothonotary

DATE: 3/8/2004

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

MILO CORPORATION
6435 DYSINGER ROAD
LOCKPORT, NEW YORK 14094

CIVIL DIVISION

NO. 2003-CV-340

v.

2004-ED-42

DANIEL E. STERNER and
GAYLE E. STERNER,
husband and wife
CHRISTOPHER J. BROUGHAM and
BETH A. BROUGHAM,
husband and wife

NOTICE TO LIEN HOLDERS
NOTICE PURSUANT TO PA. R.C.P. 3129

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Milo Corporation	6435 Dysinger Road Lockport, New York 14094
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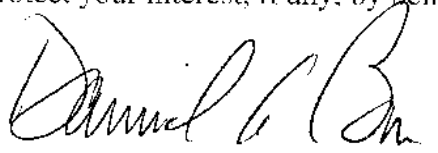
Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, Pennsylvania 17815
-------------------------------------	--

You are hereby notified that on _____, at A.M./P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of Milo Corporation v. Daniel E. Sterner, Gayle E. Sterner, Christopher J. Brougham and Beth A. Brougham, No. 2003-CV-340, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale in the Sheriffs Office in the Court House, City of Bloomsburg, County of Columbia, Pennsylvania, real estate of Daniel E. Sterner, Gayle E. Sterner, Christopher J. Brougham and Beth A. Brougham known as Old Country Club Drive, Bloomsburg, Columbia County, Pennsylvania. A description of said real estate is hereto attached.

You are further notified that a Schedule of Distribution of Proposed Distribution will be filed by the Sheriff of Columbia County on _____, and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days hereafter.

You are further notified that the lien you hold against said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriffs Sale.

DATE: February 25, 2004

A handwritten signature in dark ink, appearing to read 'David A. Baric', is written over a horizontal line.

David A. Baric, Esquire
I.D. # 44853
O'Brien, Baric & Scherer
19 West South Street
Carlisle, Pennsylvania 17013
(717) 249-6873

Attorney for Plaintiff

Law Offices

O'BRIEN, BARIC & SCHERER

19 West South Street
Carlisle, Pennsylvania 17013

Robert L. O'Brien
David A. Baric
Michael A. Scherer

(717) 249-6873
Fax (717) 249-5755
direct: dbaric@obslaw.com

June 25, 2004

VIA CERTIFIED MAIL #7002 0860 0001 5844 6850

Sheriff Timothy T. Chamberlain
Columbia County Sheriff's Office
Columbia County Courthouse
P.O. Box 380
Bloomsburg, Pennsylvania 17815

**RE: Milo Corp. v. Sterner/Brougham
No. 340-03 JD**

Dear Sheriff Chamberlain:

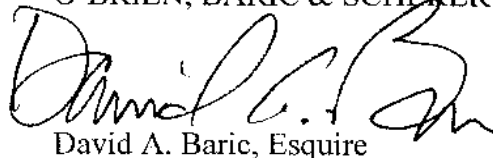
In accordance with our conversation, I enclose a check in the amount of \$2,000.00 posted to your office for the above-referenced matter.

This sale has been continued to August 25, 2004 and you will provide new notice of the sale date.

If you have any questions or require any additional information, please contact me.

Very truly yours,

O'BRIEN, BARIC & SCHERER

A handwritten signature in black ink, appearing to read "David A. Baric", is written over the printed name.

David A. Baric, Esquire

DAB/ta
Enclosure

cc: Joann Sammarco
File

dab\MILO\Sterner\chamberlain3.ltr

Law Offices

O'BRIEN, BARIC & SCHERER19 West South Street
Carlisle, Pennsylvania 17013Robert L. O'Brien
David A. Baric
Michael A. Scherer(717) 249-6873
Fax (717) 249-5755
direct: dbaric@obslaw.com

June 18, 2004

VIA FACSIMILE ONLY TO (570) 389-5625Timothy T. Chamberlain
Sheriff of Columbia County**RE: Milo Corp. v. Sterner/Brougham
No. 340-03 JD
Date of Sale: 7/14/04**

Dear Sheriff Chamberlain:

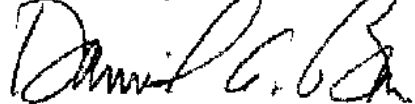
I represent Milo Corporation in the above-referenced matter. This sale was originally set for May 26, 2004. By letter dated May 24, 2004, the sale was continued to July 14, 2004.

I now request this sale be rescheduled for August ²⁵~~27~~, 2004. We will still be within the one (100) days of PaRCP 3129.3. We will be required to provide a new notice of the sale. Please let me know if you do not agree with my reading of the rule. I would also appreciate hearing from you regarding what you will need to provide a new notice.

Thank you for your attention to this matter.

Very truly yours,

O'BRIEN, BARIC & SCHERER



David A. Baric, Esquire

DAB/ta

cc: Joann Sammarco
File

dah\MIL.O\Sterner\chamberlain2.ltr

*Law Offices***O'BRIEN, BARIC & SCHERER***19 West South Street
Carlisle, Pennsylvania 17013**Robert L. O'Brien
David A. Baric
Michael A. Scherer**(717) 249-6873
Fax (717) 249-3755
direct: dbaric@obs!aw.com*

June 18, 2004

VIA FACSIMILE ONLY TO (570) 389-5625Timothy T. Chamberlain
Sheriff of Columbia County**RE: Milo Corp. v. Sterner/Brougham
No. 340-03 JD
Date of Sale: 7/14/04**

Dear Sheriff Chamberlain:

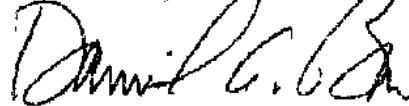
I represent Milo Corporation in the above-referenced matter. This sale was originally set for May 26, 2004. By letter dated May 24, 2004, the sale was continued to July 14, 2004.

I now request this sale be rescheduled for August 17, 2004. We will still be within the one (100) days of PaRCP 3129.3. We will be required to provide a new notice of the sale. Please let me know if you do not agree with my reading of the rule. I would also appreciate hearing from you regarding what you will need to provide a new notice.

Thank you for your attention to this matter.

Very truly yours,

O'BRIEN, BARIC & SCHERER



David A. Baric, Esquire

DAB/ta

cc: Joann Sammarco
File

dah\MILO\Sterna\chamberlain2.Jtr

EX COPY TO
CHARLES PURSER
@ (570) 984-1781

SHERIFF'S SALE COST SHEET

VS. _____

NO. _____ ED NO. _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ _____
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</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>6.50</u>
NOTARY	\$ <u>20.00</u>

TOTAL ***** \$ _____

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1369.46</u>
SOLICITOR'S SERVICES	\$75.00

TOTAL ***** \$ _____

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ _____

TOTAL ***** \$ _____

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>5.00</u>

TOTAL ***** \$ _____

MUNICIPAL FEES DUE:

SEWER 20	\$ _____
WATER 20	\$ _____

TOTAL ***** \$ _____

SURCHARGE FEE (DSTE) \$ _____

MISC. Neither \$ 150.00

_____ \$ _____

TOTAL ***** \$ _____

TOTAL COSTS (OPENING BID) \$ _____

Tax Notice 2004 County & Municipality
TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

Mary F Ward
TOWN HALL
301 E Second St
BLOOMSBURG PA 17815
HOURS: WEEKDAYS: 9AM - 4:30PM DURING DISCOUNT
CLOSED WEDNESDAYS AT NOON
AFTER DISCOUNT: M-W-F 9AM- 1PM

PHONE: 570-784-1581

FOR: COLUMBIA COUNTY			DATE	BILL NO.	
			03/01/2004	9381	
DESCRIPTION	ASSESSMENT	MILLS	LESS D'SC'OUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	5.850	5.648	32.37	33.03	36.33
SINKING		.845	4.84	4.94	5.43
FIRE/LIBRARY		.596	3.42	3.49	3.84
DEBT SERVICE		.895	5.14	5.24	5.76
STREET LIGHT		.968	5.55	5.66	6.23
TOWN RE		5.159	29.58	30.18	33.20
The discount & penalty have been calculated for your convenience			80.90	82.54	90.79
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

STERNER DANIEL E & GAYLE E
BROUGHAM CHRISTOPHER J & BETH A
44 HARRISON RD
ORANGEVILLE PA 17859

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 05E-10 -031-01,000

1.85 Acres Land 5,850
Buildings 0
Total Assessment 5,850

This tax returned to
courthouse on
January 1, 2005

FILE COPY

If you desire a receipt, send a self-addressed stamped envelope with your payment
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-3622

24 HOUR PHONE
(570) 784-6300

May 26

Thursday, March 11, 2004

MARY WARD-TAX COLLECTOR
2ND ST.
BLOOMSBURG, PA 17815-

MILO CORPORATION
VS
DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

DOCKET # 42ED2004

JD # 340JD2003

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Acting Sheriff of Columbia County

05 E - 10 - 31 - 1

May 26

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

MILO CORPORATION
6435 DYSINGER ROAD
LOCKPORT, NEW YORK 14094

CIVIL DIVISION

v.

NO. 2003-CV-340

2004-ED-42

DANIEL E. STERNER and
GAYLE E. STERNER,
husband and wife
CHRISTOPHER J. BROUGHAM and
BETH A. BROUGHAM,
husband and wife

NOTICE TO LIEN HOLDERS
NOTICE PURSUANT TO PA. R.C.P. 3129

Notice is hereby given to the following parties who hold one or more mortgage, judgment or tax liens against the real estate of Daniel E. Sterner, Gayle E. Sterner, Christopher J. Brougham and Beth A. Brougham

Milo Corporation

6435 Dysinger Road
Lockport, New York 14094

Columbia County
Tax Claim Bureau

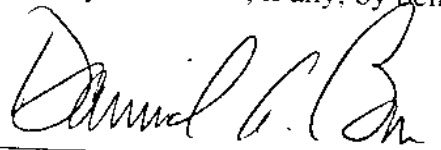
P.O. Box 380
Bloomsburg, Pennsylvania 17815

You are hereby notified that on May 26, 2004 at 9:30 am, at A.M./P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, on the judgment of Milo Corporation v. Daniel E. Sterner, Gayle E. Sterner, Christopher J. Brougham and Beth A. Brougham, No. 2003-CV-340, the Sheriff of Columbia County, Pennsylvania will expose at Public Sale in the Sheriffs Office in the Court House, City of Bloomsburg, County of Columbia, Pennsylvania, real estate of Daniel E. Sterner, Gayle E. Sterner, Christopher J. Brougham and Beth A. Brougham known as Old Country Club Drive, Bloomsburg, Columbia County, Pennsylvania. A description of said real estate is hereto attached.

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You are further notified that the lien you hold against said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriffs Sale.

DATE: February 25, 2004



David A. Baric, Esquire
I.D. # 44853
O'Brien, Baric & Scherer
19 West South Street
Carlisle, Pennsylvania 17013
(717) 249-6873

Attorney for Plaintiff

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

Northumberland County

SUNBANK
Sunbury Office

60-1702/313

NORTHUMBERLAND COUNTY PENNSYLVANIA



Controller's Office
399 S. 5th Street
Sunbury, PA 17801

CHECK DATE	CHECK NO.
04/02/2004	103424

VOID AFTER SIX MONTHS

AMOUNT
*****95.53

NINETY FIVE DOLLARS AND 53 CENTS

DOLLARS

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

Samuel D. Stitt *Charles E. Edman Jr.*
Kir & Nelson Ronald R. Chaudhain
Frank J. Samicki

AUTHORIZED SIGNATURE(S)

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

103424 0000040330433

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly IV, President, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since the day of May 5, 12, 19, 2004 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Paul R. Eyerly IV

Sworn and subscribed to before me this 21st day of MAY, 2004

[Signature]

(Notary Public)

My commission expires Commonwealth Of Pennsylvania
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2007
Member, Pennsylvania Association Of Notaries

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.

.....

Law Offices

O'BRIEN, BARIC & SCHERER

*19 West South Street
Carlisle, Pennsylvania 17013*

*Robert L. O'Brien
David A. Baric
Michael A. Scherer*

*(717) 249-6873
Fax (717) 249-5753
direct: dbaric@obsllaw.com*

May 24, 2004

VIA FACSIMILE (570) 389-5625

**Timothy T. Chamberlain
Sheriff
Columbia County Sheriff's Office**

**RE: Milo Corp. v. Sterner/Brougham
No. 340-03 JD
Date/Time of Sale 5/26/04 9:30 am**

Dear Sheriff Chamberlain:

I am the attorney for Milo Corporation, the holder of the judgment in the above matter.

Please announce that this sale has been continued to July 14, 2004. If you require any additional information from me to continue this sale, please contact me as soon as possible.

Very truly yours,

O'BRIEN, BARIC & SCHERER



David A. Baric, Esquire

cc: C. Pursel, Esq. via facsimile (570) 784-1281
J. Nikischer via facsimile w/enclosure

MAY-24-04 03:41PM FROM:DERR,PURSEL,LUSCHAS & NORTON

+15707841281

T-592 P 001/005 F-219

LAW OFFICES OF
DERR, PURSEL, LUSCHAS & NORTON, LLPCHARLES S. PURSEL
ALVIN J. LUSCHAS
MELESSA L. NORTON
NOAH G. NAPARSTECK120 WEST MAIN STREET
P. O. BOX 639
BLOOMSBURG, PENNSYLVANIA 17815
TELEPHONE (570) 784-4654

OF COUNSEL: GARY E. NORTON

DALE A. DERR
(1927-2000)TELEFAX
(570) 784-1281TRANSMITTAL FORM

FAX NO. (570) 784-1281

TO: OB + S
ATTN: D. Davis FAX NO. 717-243-5755
RE: Sterner Foreclosure
Now sending this transmittal form plus 4 pages.
DATE: 5/24/04 TIME: 3:45 PM

If you do not receive all the pages, please call back as soon as possible at (570) 784-4654 and ask for _____

Dave,
Here are Agreement
and copy of \$30,000 deposit check.

CB Purse

The information contained in this transmission is privileged and confidential. It is intended for the use of the individual or entity named above. If the reader of this message is not the intended addressee, the reader is hereby notified that any consideration, dissemination or duplication of the communication is strictly prohibited. If the addressee has received this communication in error, please return this transmission to us at the above address by mail. We will reimburse you for the postage.

MAY-24-04 03:42PM FROM-DERR,PURSEL,LUSCHAS & NORTON

+13707641281

T-582 P.002/008 F-219

REAL ESTATE SALES AGREEMENT

THIS AGREEMENT made this 24th day of May, 2004, by and between DANIEL E. STERNER and GAYLE E. STERNER, husband and wife, of 44 Harrison Road, Orangeville, PA 17859, and CHRISTOPHER J. BROUGHAM and BETH A. BROUGHAM, husband and wife, of 20 S. Jones Drive, Watsonstown, PA 17777, hereinafter referred to as "SELLERS"

AND

JOHN C. KLINGERMAN of 1388 State Route 487, Bloomsburg, PA 17815, hereinafter referred to as "BUYER"

WITNESSETH, that the Sellers hereby agree to sell and convey to the Buyer, and the Buyer agrees to purchase the real property of the Sellers in the Town of Bloomsburg, Columbia County, Pennsylvania, located on Old Country Club Road and consisting of approximately 1.85 acres of vacant land, identified as Tax Parcel No. 05E-10-31-1, and further described in Deed recorded at Instrument No. 200204746, a copy of which is attached hereto as Exhibit A, with easements therein mentioned on the following terms and conditions:

1. The Buyer agrees to pay the Sellers the sum of Three Hundred Twenty Thousand (\$320,000.00) Dollars, as follows:

\$30,000.00 as a good faith escrow deposit to be held in escrow by Derr, Pursel, Luschas & Norton

\$290,000.00 at settlement which will take place in Bloomsburg, Pennsylvania at the offices of Derr, Pursel, Luschas & Norton no later than 45 days from the date of this Agreement at a mutually agreeable time.

2. Transfer taxes shall be divided equally between the parties.
3. Real estate taxes shall be prorated as of the date of settlement as follows:
Municipal taxes on a calendar year basis and school taxes on a school fiscal year.

MAY-24-04 03:42PM FROM:DERR,PUR.....LUSCHAS & NORTON

+15707841281

T-592 P.003/005 F-218

4. Title to be good and marketable by special warranty deed, suitable for the construction of a planned apartment building complex known as "Pheasant Run Apartments" and free and clear of all assessments, liens and encumbrances, and insurable at regular rates. Sellers understand at closing THREE HUNDRED THOUSAND DOLLARS (\$300,000) shall be paid out of closing to satisfy the mortgage of Milo Corporation.
5. Buyer must be satisfied that all approvals and permits are issued or available for the proposed apartment building complex.
6. Sellers must provide Buyer with all surveys, plans, drawings and other documentation relating to the proposed apartment building complex, free and clear of all liens and claims.
7. If any of the above conditions are not satisfied or waived by the closing date, Buyer may elect to terminate this Agreement and the escrow deposit shall be returned.
8. If the Buyer defaults under this Agreement, Sellers' remedies shall be limited to recovery of out-of-pocket expenses.
9. Possession shall be given at closing but Buyer and Buyer's agents may go on the property for inspections and testing.
10. This Agreement shall not be recorded.
11. The parties acknowledge there are no real estate agents or brokers involved in this transaction.
12. The Buyer may assign the purchase rights under this Agreement to another person or persons or entity of Buyer's choice, but Buyer's obligations shall not be assigned.
13. Any of the representations, warranties, covenants, and agreements of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the settlement of the transactions contemplated hereby shall survive the settlement and shall not be merged therein.

WY-24-04 03:42PM FROM-DERR, PUR... LUSCHAS & NORTON


+16707641281

T-592 P. 004/006 F-219

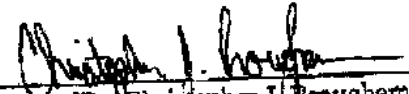
14. Buyer is represented by Derr, Pursel, Luschas & Norton in this transaction.
Sellers have been given the opportunity to secure advise from other counsel.

This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, and assigns.

INTENDING TO BE LEGALLY BOUND HEREBY, the parties have hereunto affixed their signatures and seals the day above written.

 (SEAL)
SELLER - Daniel E. Sterner

 (SEAL)
SELLER - Gayle E. Sterner

 (SEAL)
SELLER - Christopher J. Brougham

 (SEAL)
SELLER - Beth A. Brougham

 (SEAL)
BUYER - John C. Klingerman

SHERIFF'S SALE COST SHEET

Milo Corp. vs. Sterner / Broughan
 NO. 42-04 ED NO. 340-03 JD DATE/TIME OF SALE 5-26-04 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	<u>\$195.00</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>\$6.00</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>\$6.50</u>
NOTARY	<u>\$20.00</u>
TOTAL ***** \$ <u>421.50</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	<u>\$1369.46</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1594.46</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>\$694.23</u>	
TOTAL ***** \$ <u>694.23</u>		

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$	<u>140.00</u>
MISC. <u>North's Co.</u>	<u>\$150.00</u>	
TOTAL ***** \$ <u>150.00</u>		

TOTAL COSTS (OPENING BID) \$ 3057.69

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: David Baric, Esq.

From: Timothy T. Chamberlain, Sheriff

Fax:

Date: May 24, 2004

Phone:

Pages: 2

Re:

CC:

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

•Comments:

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Nhlo Corp. vs Stemmer / Broughton

NO. 42-04 ED NO. 340-03 JD

DATE/TIME OF SALE: 5-26-04 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 \$ _____

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

MILO CORPORATION
6435 DYSINGER ROAD
LOCKPORT, NEW YORK 14094

v.

DANIEL E. STERNER and
GAYLE E. STERNER,
husband and wife
CHRISTOPHER J. BROUGHAM and
BETH A. BROUGHAM,
husband and wife

CIVIL DIVISION

NO. 2003-CV-340

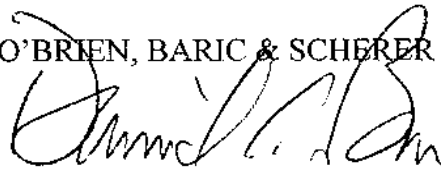
NO. 2004-ED-42

PROOF OF SERVICE OF NOTICE OF SALE

I hereby certify that service of the Notice Of Sale was made upon the Defendants in the
above-captioned matter via certified mail on April 23, 2004, per the attached U.S. Postal Service
Certified Mail, return receipt cards.

Respectfully submitted,

O'BRIEN, BARIC & SCHERER



David A. Baric, Esquire
I.D. 44853
19 West South Street
Carlisle, Pennsylvania 17013
(717) 249-6873



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MILO CORPORATION

Docket # 42ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

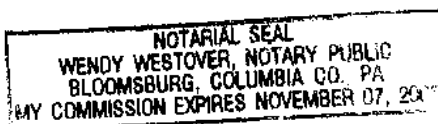
AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 19, 2004, AT 5:30 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON GAYLE STERNER AT 44
HARRISON ROAD, ORANGEVILLE BY HANDING TO GAYLE STERNER, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

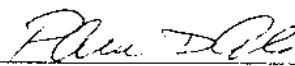
SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MARCH 24, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

X 
P. D'ANGELO
DEPUTY SHERIFF



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MILO CORPORATION

Docket # 42ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

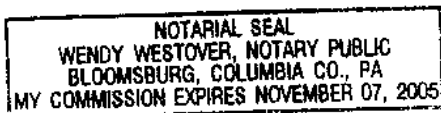
AFFIDAVIT OF SERVICE

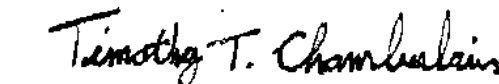
NOW, THIS MONDAY, MARCH 15, 2004, AT 2:00 PM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON DANIEL STERNER AT COLUMBIA
COUNTY SHERIFF'S OFFICE, BLOOMSBURG, BY HANDING TO DANIEL STERNER, A TRUE
AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, MARCH 24, 2004


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF


J. ARTER
DEPUTY SHERIFF

NORTHUMBERLAND COUNTY SHERIFF
201 MARKET STREET
SUNBURY, PA. 17801
SHERIFF CHARLES S. BERKOSKI

570-988-4156

FAX 570-988-4496

MILO CORPORATION

42ED2004

VS.

DANIEL E. AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM
20 S. JONES DRIVE
WATSONTOWN, PA. 17777

AFFIDAVIT OF SERVICE

I HEREBY CERTIFY AND RETURN THAT DEPUTY MATTHEW LUPOTSKY SERVED BETH BROUGHAM AS WIFE ADULT IN CHARGE FOR CHRISTOPHER BROUGHAM AT 20 S. JONES DR. WATSONTOWN. ON MARCH 19, 2004 AT 10:15A.M. BY HANDING A TRUE AND ATTESTED COPY OF THE WRIT OF EXECUTION. MAKING KNOWN ONTO HIM THE CONTENTS THEREOF.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26TH DAY OF MARCH 2004
PROTHONOTARY OF NORTHUMBERLAND COUNTY PA.

SO ANSWERS: *Suzanne Vastine Smith*
Charles S. Berkoski
SHERIFF CHARLES S. BERKOSKI, NORTHUMBERLAND COUNTY, PA.

PROTHONOTARY
MY COMMISSION EXPIRES
FIRST MONDAY OF JANUARY 2006

NORTHUMBERLAND COUNTY SHERIFF
201 MARKET STREET
SUNBURY, PA. 17801
SHERIFF CHARLES S. BERKOSKI

570-988-4156

FAX 570-988-4496

MILO CORPORATION

42ED2004

VS.

DANIEL E. AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM
20 S. JONES DRIVE
WATSONTOWN, PA. 17777

AFFIDAVIT OF SERVICE

I HEREBY CERTIFY AND RETURN THAT DEPUTY MATTHEW LUPOTSKY SERVED BETH BROUGHAM PERSONALLY AT 20 S. JONES DR. WATSONTOWN. ON MARCH 19, 2004 AT 10:15A.M. BY HANDING A TRUE AND ATTESTED COPY OF THE WRIT OF EXECUTION. MAKING KNOWN ONTO HIM THE CONTENTS THEREOF.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26TH DAY OF MARCH 2004
PROTHONOTARY OF NORTHUMBERLAND COUNTY PA.

PROTHONOTARY
MY COMMISSION EXPIRES
FIRST MONDAY OF JANUARY 2006

Suzanne Vastine-Smith

SO ANSWERS:

Charles S. Berkoski

SHERIFF CHARLES S. BERKOSKI, NORTHUMBERLAND COUNTY, PA.

LISTS - Local
5447 Service
QUEST
FILEALG

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, COMMONWEALTH
OF PENNSYLVANIA.

MILO CORPORATION

VS.

DANIEL & GAYLE STERNER
CHRISTOPHER & BETH BROUGHAM

WRIT OF EXECUTION #42 OF 2004 ED

POSTING OF PROPERTY

APRIL 23, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DANEIL & GAYLE STERNER AND CHRISTOPHER & BETH BROUGHAM AT
OLD COUNTRY CLUB DRIVE BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID
POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY SHERIFF P. D'ANGELO.


SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF APRIL 2004


NOTARIAL SEAL
WENDY WESTOVER, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA CO., PA
MY COMMISSION EXPIRES NOVEMBER 07, 2005

PLAINTIFF: MILO CORPORATION
P:

VS.

DEFENDANT: STERNER, DANIEL E./GAYLE E.
D: BROUGHAM, CHRISTOPHER J. / BETH A.
D: 20 S. JONES DR.
D: WATSONTOWN, PA.
D:

CASE #: 42 ED 2004
COUNTY FILED: COLUMBIA
FILED DATE: 04/03/06
DATE RECIEVED: 03/03/06
ASSIGNED TO: 2
ATTORNEY: COLUMBIA
EXPIRES: ASAP

SHERIFF'S RETURN

I HEREBY CERTIFY AND RETURN THAT I SERVED: CHRISTOPHER J. BROUGHAM

BY HANDING A TRUE AND ATTESTED COPY OF THE WITHIN: WRIT OF EXEC, NOTICE

PERSON SERVED: BETH BROUGHAM

CAPACITY: WIFE ADULT IN CHARGE

DATE SERVED: 04/03/19

TIME: 10:15A.M.

PLACE SERVED: 20 S. JONES DR WATSONTOWN, PA.

COUNTY OF NORTHUMBERLAND AND STATE OF PENNA., MAKING IT KNOWN UNTO: HIM
THE CONTENTS THEREOF.

SO ANSWERS: *Charles S. Berkoski*
CHARLES S. BERKOSKI, SHERIFF
BY DEPUTY: LUPOTSKY, MATT

SHERIFF'S RETURN

I HEREBY CERTIFY AND RETURN THAT I SERVED: BETH A. BROUGHAM

BY HANDING A TRUE AND ATTESTED COPY OF THE WITHIN: WRIT OF EXEC, NOTICE

PERSON SERVED: BETH BROUGHAM

CAPACITY: PERSONALLY

DATE SERVED: 04/03/19

TIME: 10:15AM

PLACE SERVED: 20 S. JONES DRIVE WATSONTOWN, PA.

COUNTY OF NORTHUMBERLAND AND STATE OF PENNA., MAKING IT KNOWN UNTO: HER
THE CONTENTS THEREOF.

SO ANSWERS: *Charles S. Berkoski*
CHARLES S. BERKOSKI, SHERIFF
BY DEPUTY: LUPOTSKY, MATT
SHERIFF'S COSTS:

INSTRUCTIONS: PLEASE SERVE

RECEIPT #: 23126
NO. OF ATTEMPTS: 1

DATE PROPERTY POSTED:

POSTING DEPUTY:

Sworn to and subscribed before
me this 25 day of March
A.D. 2004

DOCKET PAGE: 04 RL 0040

Suzanne Vestine Smith
PROTHONOTARY

My Comm. Exp. 1st Mon. Jan. 2006



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

MILO CORPO

DANIEL A
CHRISTC

NOW,
SHER
NOR
BEI
CHRA

Timothy T. Cham.

TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

*Check will be sent to
you in about a week of
time. \$95.53.
ANY QUESTIONS PLEASE
CALL.*

*Thinks
JL 11/10*

2004
DEPUTATION - MORTGAGE
B
CHAMBERLAIN, ACTING HIGH
HEREBY DEPUTIZE THE SHERIFF OF
EXECUTE THIS WRIT DEPUTATION
SHERIFF, PERSON TO SERVE,
JIVE, WATSONTOWN, PA



PHONE
(570) 389-3622

SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

24 HOUR PHONE
(570) 784-6300

MILO CORPORATION

42ED2004

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

NOW, THURSDAY, MARCH 11, 2004, I, HON. TIMOTHY T. CHAMBERLAIN, ACTING HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF NORTHUMBERLAND COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, BETH BROUGHAM, AT 20 SOUTH JONES DRIVE, WATSONTOWN, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
ACTING SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/8/2004

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 42ED2004

PLAINTIFF MILO CORPORATION

DEFENDANT DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

PERSON/CORP TO SERVED	PAPERS TO SERVED
DANIEL STERNER	WRIT OF EXECUTION - MORTGAGE
44 HARRISON ROAD	FORECLOSURE
ORANGEVILLE	

SERVED UPON DANIEL

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-15-4 TIME 1400 MILEAGE _____ OTHER _____

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

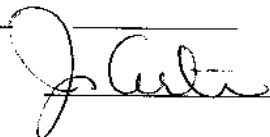
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSSO ☒
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>03/12/04</u>	<u>1355</u>	<u>DANIEL</u>	<u>4/2</u>

DEPUTY



DATE 3-15-4

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/8/2004

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 42ED2004

PLAINTIFF MILO CORPORATION

DEFENDANT DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

PERSON/CORP TO SERVED	PAPERS TO SERVED
GAYLE STERNER	WRIT OF EXECUTION - MORTGAGE
44 HARRISON ROAD	FORECLOSURE
ORANGEVILLE	

SERVED UPON GAYLE STERNER

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03/19/04 TIME 1230 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>03/12/04</u>	<u>1355</u>	<u>D'ANGELO</u>	<u>L/C</u>

DEPUTY

Flora DeLo DATE 03/19/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/8/2004

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 42ED2004

PLAINTIFF MILO CORPORATION

DEFENDANT DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
2ND ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Amber Kenney

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03/12/04 TIME 0935 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

Plax Del
03/12/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/8/2004

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 42ED2004

PLAINTIFF MILO CORPORATION

DEFENDANT DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

PERSON/CORP TO SERVED
MARY WARD-TAX COLLECTOR
2ND ST.
BLOOMSBURG

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON Danthy Simon

RELATIONSHIP clerk IDENTIFICATION _____

DATE 03/15/04 TIME 1230 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 Pare Dill DATE 03/15/04

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/8/2004

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 42ED2004

PLAINTIFF MILO CORPORATION

DEFENDANT DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

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

PAPERS TO SERVED
WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

SERVED UPON *Jeshu Fisher - Cust 3VB*

RELATIONSHIP _____ IDENTIFICATION _____

DATE 03/12/04 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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY *Phil DCl* DATE 03/12/04

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/8/2004

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 42ED2004

PLAINTIFF MILO CORPORATION

DEFENDANT DANIEL AND GAYLE STERNER
CHRISTOPHER AND BETH BROUGHAM

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON Deborah Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-15-4 TIME 1600 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 3-15-4

REAL ESTATE OUTLINE

ED # 42-04

DATE RECEIVED 3-8-04
DOCKET AND INDEX 3-11-04
SET FILE FOLDER UP 3-11-04

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>38763</u>

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

SALE DATE	<u>May 26, 2004</u>	TIME <u>0930</u>
POSTING DATE	<u>Apr 22</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Nov 5</u>	
	2 ND WEEK <u>12</u>	
	3 RD WEEK <u>19, 04</u>	

SHERIFF'S SALE

WEDNESDAY MAY 26, 2004 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 42 OF 2004 ED AND CIVIL WRIT NO. 340 OF 2003 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northerly right-of-way line of Pennsylvania State Route 487 (Lightstreet Road), leading from Interstate 80 to Main Street, said point being at the Southeast corner of other lands of Donald A. Camplese (Record Book 629, Page 461); thence along said right-of-way line South 87 degrees 09 minutes 00 seconds West 163.49 feet to a point of curve; thence along same on a curve to the left in a southwesterly direction having a delta angle of 17 degrees 21 minutes 11 seconds, a radius of 858.88 feet and tangent of 131.07 feet for an arc length of 260.13 feet to a point of tangent; thence along same South 69 degrees 47 minutes 59 seconds West 20.24 feet to a point on the easterly right-of-way line of Old Country Club Road (abandoned); thence along said right-of-way line North 48 degrees 34 minutes 02 seconds East, 106.99 feet to a point; thence along same North 28 degrees 35 minutes 35 seconds East 69.17

feet to a point; thence along same North 12 degrees 34 minutes 59 seconds East 70.37 feet to a point at the Southeast corner of other lands of Donald A. Camplese, Lot No. 2; thence along the southerly line of Lot No. 2 and along or near the centerline of a forty (40) foot wide Storm Sewer Right-of-Way North 80 degrees 19 minutes 34 seconds East 520.88 feet to a point; thence along same South 03 degrees 17 minutes 58 seconds West 92.16 feet to an old iron pin found at the Northeast corner of other lands of Donald A. Camplese (Record Book 629, Page 461); thence along the northerly line of lands of said Camplese South 82 degrees 34 minutes 59 seconds West 165.03 feet to a point at the Northwest corner of lands of said Camplese; thence along the westerly line of lands of said Camplese South 25 degrees 10 minutes 59 seconds West 131.55 feet to the place of BEGINNING.

CONTAINING 1.85 acres of land in all.

The above described parcel being subject to the southerly twenty (20) feet of a forty (40) foot wide storm sewer right-of-way situated along the parallel with the northerly line of the above described parcel.

The grantor also grants to the grantee the following:

1. A Utility and Access Easement situated at the Southwest corner of other lands of Donald A. Camplese, Lot No.2, said Easement for the purposes of underground utility installation and maintenance, as well as, for the right of ingress, egress and regress from the easterly right-of-way line of Old Country Club Road to the above described parcel, being bounded and described to wit:

BEGINNING at a point on the easterly right-of-way line of Old Country Club Road (abandoned), said point being at the Northwest corner of the above described parcel; thence along said right-of-way line North 12 degrees 34 minutes 59 seconds East 48.70 feet to a point; thence through other lands of Donald A. Camplese, Lot No.2 the following courses and distances: South 14 degrees 42 minutes 28 seconds East 19.69 feet to a point; South 79 degrees 19 minutes 06 seconds East 63.71 feet to a point on the southerly line of Lot No. 2, said point being at or near the centerline of a forty (40) foot wide Storm Sewer Right-of-Way; thence along the southerly line of Lot No. 2, being at or near the centerline of said Storm Sewer Right-of-Way South 80 degrees 19 minutes 34 seconds West 88.77 feet to the place of BEGINNING.

2. A twenty (20) foot wide Utility Easement for the purposes of installation and maintenance of a sanitary sewer main being bounded and described to wit:

BEGINNING at a point on the southerly line of other lands of Donald A. Campese, Lot No. 2, being at or near the centerline of a forty (40) foot wide Storm Sewer Right-of-Way, said point being 170.88 feet distant on a course running North 80 degrees 19 minutes 34 seconds East from a point at the Northwest corner of the above described parcel; thence through Lot No. 2 the following courses and distances: North 16 degrees 45 minutes 58 seconds West 27.49 feet to a point; North 64 degrees 05 minutes 46 seconds West 84.75 feet to a point on the southerly line of an existing twenty (20) foot wide Utility Easement; thence along said Utility Easement North 87 degrees 56 minutes 19 seconds East 42.65 feet to a point; thence South 64 degrees 05 minutes 46 seconds East 55.84 feet to a point; thence South 16 degrees 45 minutes 58 seconds East 38.74 feet to a point on the southerly line of Lot No.2; thence along the southerly line of Lot No. 2 South 80 degrees 19 minutes 34 seconds West 20.15 feet to the place of BEGINNING

All of the above being more fully shown as Lot No. 1 on a Subdivision Plat dated September 9, 1997, prepared by T. Bryce James and Associates (File No. 91063C), and filed in Columbia County Map Book 7, Page 1799.

UNDER AND SUBJECT to all matters as set forth on Subdivision Plat, including, without limitation, the existing 20 foot permanent sewer easement passing through the eastern portion of the premises herein conveyed. BEING the same premises which Student Investors, a Pennsylvania General Partnership, joined by Donald A. Campese, individually and Kay F. Campese, his wife, by Deed dated April 3, 2002 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania to Instrument No.200204746, granted and conveyed unto Daniel E. Sterner and Gayle E. Sterner, husband and wife, and Christopher J. Brougham and Beth A. Brougham, husband and wife, Grantors herein.

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 Baric
19 West South Street
Carlisle, PA 17013

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

LEGAL DESCRIPTION

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BEGINNING at a point on the northerly right-of-way line of Pennsylvania State Route 487 (Lightstreet Road), leading from Interstate 80 to Main Street, said point being at the Southeast corner of other lands of Donald A. Camplese (Record Book 629, Page 461); thence along said right-of-way line South 87 degrees 09 minutes 00 seconds West 163.49 feet to a point of curve; thence along same on a curve to the left in a southwesterly direction having a delta angle of 17 degrees 21 minutes 11 seconds, a radius of 858.88 feet and tangent of 131.07 feet for an arc length of 260.13 feet to a point of tangent; thence along same South 69 degrees 47 minutes 59 seconds West 20.24 feet to a point on the easterly right-of-way line of Old Country Club Road (abandoned); thence along said right-of-way line North 48 degrees 34 minutes 02 seconds East, 106.99 feet to a point; thence along same North 28 degrees 35 minutes 35 seconds East 69.17 feet to a point; thence along same North 12 degrees 34 minutes 59 seconds East 70.37 feet to a point at the Southeast corner of other lands of Donald A. Camplese, Lot No. 2; thence along the southerly line of Lot No. 2 and along or near the centerline of a forty (40) foot wide Storm Sewer Right-of-Way North 80 degrees 19 minutes 34 seconds East 520.88 feet to a point; thence along same South 03 degrees 17 minutes 58 seconds West 92.16 feet to an old iron pin found at the Northeast corner of other lands of Donald A. Camplese (Record Book 629, Page 461); thence along the northerly line of lands of said Camplese South 82 degrees 34 minutes 59 seconds West 165.03 feet to a point at the Northwest corner of lands of said Camplese; thence along the westerly line of lands of said Camplese South 25 degrees 10 minutes 59 seconds West 131.55 feet to the place of BEGINNING.

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2. A twenty (20) foot wide Utility Easement for the purposes of installation and maintenance of a sanitary sewer main being bounded and described to wit:

BEGINNING at a point on the southerly line of other lands of Donald A. Camplese, Lot No. 2, being at or near the centerline of a forty (40) foot wide Storm Sewer Right-of-Way, said point being 170.88 feet distant on a course running North 80 degrees 19 minutes 34 seconds East from a point at the Northwest corner of the above described parcel; thence through Lot No. 2 the following courses and distances: North 16 degrees 45 minutes 58 seconds West 27.49 feet to a point; North 64 degrees 05 minutes 46 seconds West 84.75 feet to a point on the southerly line of an existing twenty (20) foot wide Utility Easement; thence along said Utility Easement North 87 degrees 56 minutes 19 seconds East 42.65 feet to a point; thence South 64 degrees 05 minutes 46 seconds East 55.84 feet to a point; thence South 16 degrees 45 minutes 58 seconds East 38.74 feet to a point on the southerly line of Lot No. 2; thence along the southerly line of Lot No. 2 South 80 degrees 19 minutes 34 seconds West 20.15 feet to the place of BEGINNING

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UNDER AND SUBJECT to all matters as set forth on Subdivision Plat, including, without limitation, the existing 20 foot permanent sewer easement passing through the eastern portion of the premises herein conveyed.

BEING the same premises which Student Investors, a Pennsylvania General Partnership, joined by Donald A. Camplese, individually and Kay F. Camplese, his wife, by Deed dated April 3, 2002 and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania to Instrument No. 200204746, granted and conveyed unto Daniel E. Sterner and Gayle E. Sterner, husband and wife, and Christopher J. Brougham and Beth A. Brougham, husband and wife, Grantors herein.

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

MILCO CORPORATION
6435 DYSINGER ROAD
LOCKPORT, NEW YORK 14094

CIVIL DIVISION

NO. 2003-CV-340

v.

DANIEL E. STERNER and
GAYLE E. STERNER,
husband and wife
CHRISTOPHER J. BROUGHAM and
BETH A. BROUGHAM,
husband and wife

CERTIFICATION OF ADDRESSES

COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF CUMBERLAND

David A. Baric, Esquire, being duly sworn according to law, deposes and says that to the best of his knowledge, information and belief, the addresses of the judgment creditor and the judgment debtor in the above-captioned case are as follows:

Plaintiff:


Milo Corporation
6435 Dysinger Road
Lockport, New York 14094

Defendant:

Daniel E. Sterner and Gayle E. Sterner
44 Harrison Road
Orangeville, Pennsylvania 17859

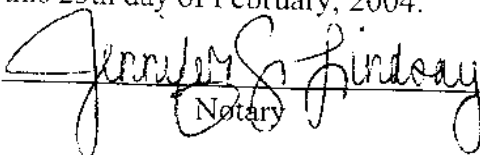
Defendant:

Christopher J. Brougham and Beth A. Brougham
20 South Jones Drive
Watsonstown, Pennsylvania 17777



David A. Baric, Esquire

Sworn to and subscribed before me
this 25th day of February, 2004.


Notary

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Jennifer S. Lindsay, Notary Public
Carlisle Boro, Cumberland County
My Commission Expires Nov. 29, 2007

Member, Pennsylvania Association Of Notaries

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

MILO CORPORATION
6435 DYSINGER ROAD
LOCKPORT, NEW YORK 14094

CIVIL DIVISION

NO. 2003-CV-340

2004-ED-42

v.

DANIEL E. STERNER and
GAYLE E. STERNER,
husband and wife
CHRISTOPHER J. BROUGHAM and
BETH A. BROUGHAM,
husband and wife

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CUMBERLAND

ss.

David A. Baric, Esquire, being duly sworn according to law, deposes and says that he is counsel to the Plaintiff herein, and as such states the following:

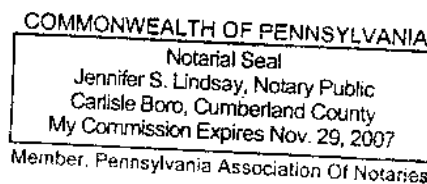
1. The Defendants, Christopher J. Brougham and Beth A. Brougham, are not in the military or naval service of the United States or its allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of 1940, as amended.
2. The Defendants, Christopher J. Brougham and Beth A. Brougham, are more than 21 years of age and have a current address of 20 South Jones Drive, Watsontown, Pennsylvania 1777.
3. He has ascertained the above information by personal investigation and makes this Affidavit with due authority.

David A. Baric

David A. Baric, Esquire

Sworn to and subscribed before me
this 25th day of February, 2004.

Jennifer S. Lindsay
Notary



IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

MILO CORPORATION
6435 DYSINGER ROAD
LOCKPORT, NEW YORK 14094

CIVIL DIVISION

v.

NO. 2003-CV-340

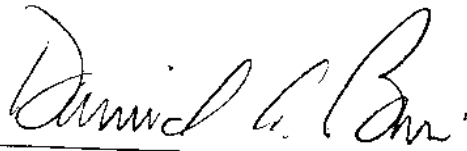
2004-ED-42

DANIEL E. STERNER and
GAYLE E. STERNER,
husband and wife
CHRISTOPHER J. BROUGHAM and
BETH A. BROUGHAM,
husband and wife

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession (after notifying such person of such levy or attachment) without liability on the part of such Deputy or the Sheriff of and Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's sale thereof.

Date: February 25, 2004



David A. Baric, Esquire

Attorney for Plaintiff, Milo Corporation

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

MILO CORPORATION
6435 DYSINGER ROAD
LOCKPORT, NEW YORK 14094

v.

DANIEL E. STERNER and
GAYLE E. STERNER,
husband and wife
CHRISTOPHER J. BROUGHAM and
BETH A. BROUGHAM,
husband and wife

CIVIL DIVISION

NO. 2003-CV-340

2004-ED-42

AFFIDAVIT PURSUANT TO RULE 3129.1

I, David A. Baric, Esquire, attorney for Plaintiff in the above action, sets forth as of the date of the Writ of Execution was filed the following information concerning the real property, as more fully described on Exhibit "A", attached hereto and incorporated herein by reference.

1. Name and address of owners or reputed owners:

Daniel E. Sterner	44 Harrison Road Orangeville, Pennsylvania 17859
-------------------	---

Gayle E. Sterner	44 Harrison Road Orangeville, Pennsylvania 17859
------------------	---

Christopher J. Brougham	20 South Jones Drive Watsonstown, Pennsylvania 17777
-------------------------	---

Beth A. Brougham	20 South Jones Drive Watsonstown, Pennsylvania 17777
------------------	---

2. Name and address of defendants in the judgment:

Daniel E. Sterner 44 Harrison Road
Orangeville, Pennsylvania 17859

Gayle E. Sterner 44 Harrison Road
Orangeville, Pennsylvania 17859

Christopher J. Brougham 20 South Jones Drive
Watsontown, Pennsylvania 17777

Beth A. Brougham 20 South Jones Drive
Watsontown, Pennsylvania 17777

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

Milo Corporation 6435 Dysinger Road
Lockport, New York 14094

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

Milo Corporation 6435 Dysinger Road
Lockport, New York 14094

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

Milo Corporation 6435 Dysinger Road
Lockport, New York 14094

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

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:

Milo Corporation 6435 Dysinger Road
Lockport, New York 14094

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


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

Milo Corporation	6435 Dysinger Road Lockport, New York 14094a
------------------	---

Columbia County Tax Claim Bureau	P.O. Box 380 Bloomsburg, Pennsylvania 17815
-------------------------------------	--

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

Date: February 25, 2004



David A. Baric, Esquire

Attorney for Plaintiff, Milo Corporation

LEGAL DESCRIPTION

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EXHIBIT "A"

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BLEED THROUGH NUMBERS SHOW ON BACK IN RED - MICRO-PRINT SIGNATURE LINE (MAGNIFY TO VIEW)

THIS DOCUMENT HAS INVISIBLE FLUORESCENT FIBERS - VIEW UNDER BLACK LIGHT

MILO CORPORATION
6435 DYSINGER ROAD
LOCKPORT, NY 14094

HSBC
BUFFALO, NY 14202-2842
50-682
213

VOID AFTER
60 DAYS

41639

6/24/2004

PAY TO THE
ORDER OF

Sheriff Of Columbia County

\$ **2,000.00

Two Thousand and 00/100***** DOLLARS

IF CHECK IS OVER \$10,000.00
TWO SIGNATURES REQUIRED

James E. Brougham

MEMO Sterner/Brougham

⑈041639⑈ ⑆021306822⑆ 797⑈00630⑈3⑈

BLEED THROUGH NUMBERS SHOW ON BACK IN RED - MICRO-PRINT SIGNATURE LINE (MAGNIFY TO VIEW)