

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Jen

From: Sheriff Timothy T. Chamberlain

Fax:

Date: January 12, 2006

Phone:

Pages: 2

Re: Lehet

CC:

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

•Comments: If this exec was settled sheriff's cost would be \$1,441.00 plus poundage (2% of settlement amount).

Less the deposit of \$1,350.00 I would be owed \$91.00.

If you have any questions please call.

SHERIFF'S SALE COST SHEET

CCFNB vs. Lehet
 NO. 119-05 ED NO. 849-05 JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</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>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>320.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>781.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1006.00</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>110.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>+ poundage</u>	

TOTAL COSTS (OPENING BID) \$ 1441.00

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

•**Comments:** If this sale is settled by Jan. 20, 06 the Sheriff's cost will be \$660.00 plus 2% of settlement amount. Attached is a cost sheet.

If you have any questions please call

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.

COLUMBIA COUNTY FARMERS NATIONAL
BANK

VS.

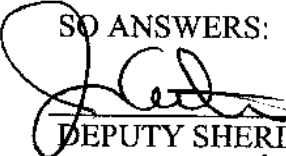
RICHARD LEHET

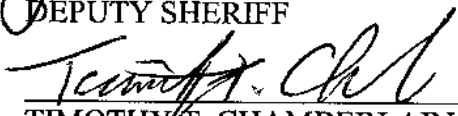
WRIT OF EXECUTION #119 OF 2005 ED

POSTING OF PROPERTY

January 10, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF RICHARD LEHET AT 31 S. COMSTOCK RD BENTON
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY CHIEF DEPUTY SHERIFF JAMES ARTER.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 11TH DAY OF JANUARY 2005


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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

COLUMBIA COUNTY FARMERS NATIONAL BANK Docket # 119ED2005

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

RICHARD H. LEHET

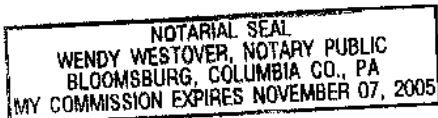
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, SEPTEMBER 21, 2005, AT 11:20 AM, SERVED THE WITHIN WRIT OF EXECUTION - MORTGAGE FORECLOSURE UPON RICHARD LEHET AT 31 S. COMSTOCK RD, BENTON BY HANDING TO RICHARD LEHET, , 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, SEPTEMBER 21, 2005

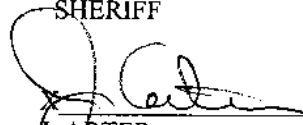

NOTARY PUBLIC





X

TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

COLUMBIA COUNTY FARMERS
NATIONAL BANK,
Plaintiff

vs.

RICHARD H. LEHET,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PA
: 26TH JUDICIAL DISTRICT
:
: CIVIL ACTION
: IN MORTGAGE FORECLOSURE
:
: NO. 2005 CV 849

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:

: ss.

COUNTY OF COLUMBIA

Elwood R. Harding, Jr., Esquire, being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff, Columbia County Farmers National Bank, in the above captioned case, and that he caused a Notice of Sheriff's Sale to be served upon the party listed below by certified mail, return receipt requested and addressee only as evidenced by the Certified Mail Receipt, annexed hereto and marked Exhibit "A", on the 22nd day of October, 2005. A copy of the Notice of Sheriff's Sale served on the individual listed below is attached and marked Exhibit "B".

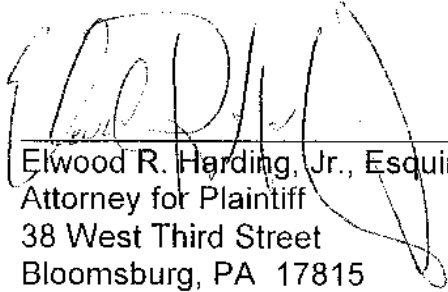
RICHARD H. LEHET
31 S. COMSTOCK ROAD
BENTON, PA 17814

HARDING & HILL, LLP

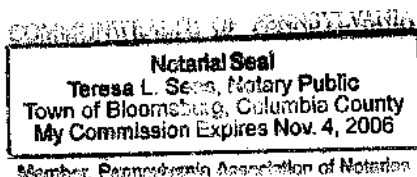
Sworn and Subscribed to before me
this 26th day of October, 2005.



Notary Public




Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
I.D. Number 20027



7004 1160 0004 9386 4441

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$.60
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	3.50
Total Postage & Fees	\$ 8.15



Sent To	RICHARD LEHET
Street, Apt. No., or PO Box No.	31 S. Comstock Rd.
City, State, Zip+4	BENTON, PA 17814

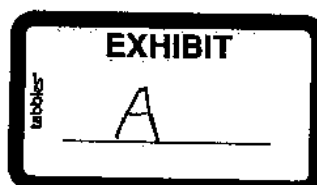
PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Recd 16 ZLT <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) RICHARD H LEHET</p> <p>C. Date of Delivery 10-22-05</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>RICHARD H. LEHET 31 S. COMSTOCK RD. BENTON PA 17814</p>	<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 checked="" type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7004 1160 0004 9386 4441</p>

PS Form 3811, February 2004

Domestic Return Receipt

102505-02-M-1540



COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

RICHARD H. LEHET,

Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PA
: 26TH JUDICIAL DISTRICT

: CIVIL ACTION
: IN MORTGAGE FORECLOSURE

: NO. 2005 CV 849
: WRIT OF EXECUTION NO. 119 OF 2005

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: February 15, 2006

TIME: 9:30 a.m.

LOCATION: Sheriff's Office
Columbia County Courthouse
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE DESCRIPTION ATTACHED)

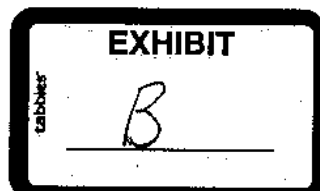
THE LOCATION of your property to be sold is 31 S. Comstock Road, Benton, Columbia County, Pennsylvania, 17814.

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to: No. 2005 CV 849 MF.

THE NAMES OF THE OWNER OR REPUTED OWNER of this property is:

RICHARD H. LEHET

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff



accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

Pennsylvania Lawyer Referral Service
P. O. Box 186
Harrisburg, PA 17108
(800) 692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

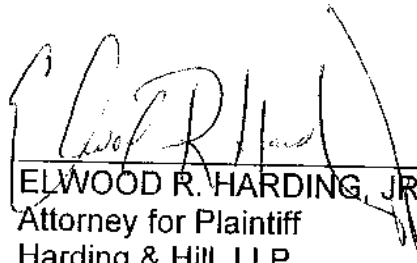
1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office – Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.



ELWOOD R. HARDING, JR., ESQUIRE
Attorney for Plaintiff
Harding & Hill, LLP
38 West Third Street
Bloomsburg, PA 17815
Sup. Ct. ID. No. 20027
PH: (570) 784-6770

SHERIFF'S SALE DESCRIPTION OF PROPERTY:

ALL THAT CERTAIN tract of land is located in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in line of lands now or late of Joseph and Joyce Steigauf and common corner with Charles H. and Nancy Fox, now or late, said iron pin being North Sixty-four (64) degrees zero zero (00) minutes Thirty-six (36) seconds East, a distance of Five Hundred Seventy-one and zero eight hundredths (571.08) feet from an iron pin in place;

THENCE along same, North Sixty-four (64) degrees zero zero (00) minutes Thirty-six (36) seconds East a distance of Three Hundred Fifty-four and Ninety-one hundredths (354.91) feet to an iron pin on the Western right-of-way of Township Route 812;

THENCE along said right-of-way South zero (0) degrees zero nine (09) minutes Fifty-six (56) seconds East, a distance of One Hundred Seventy and Thirty-six hundredths (170.36) feet to an iron pin on said right-of-way common corner with Tract II conveyed to James Fox, now or late;

THENCE along said James Fox, now or late, South Sixty-nine (69) degrees Thirty-eight (38) minutes Fifteen (15) seconds West, a distance of Two Hundred Sixty-One and Ninety-four hundredths (261.94) feet to an iron pin in line of lands now or late of Charles H. & Nancy Fox;

THENCE along said Charles H. and Nancy Fox, now or late, North Thirty-four (34) degrees Fifty-four (54) minutes zero zero (00) seconds West, a distance of One Hundred Twenty-nine and Twenty-three hundredths (129.23) feet to an iron pin the place of Beginning. **CONTAINING** 1.001 acres of land.

Improved with a double-wide mobile home with addition, address being 31 S. Comstock Road, Benton, Pennsylvania, 17814.

BEING the same premises conveyed to Richard H. Lehet by deed of Richard H. Lehet and Colleen Lehet, his wife, dated April 7, 1994 and recorded April 11, 1994, in Columbia County Record Book 565 at page 498.

COLUMBIA COUNTY FARMERS
NATIONAL BANK,
Plaintiff

vs.

RICHARD H. LEHET
Defendant

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PA
TWENTY-SIXTH JUDICIAL DISTRICT

CIVIL ACTION - AT LAW
IN MORTGAGE FORECLOSURE

Unit 2005 ED 119
NO. 2005 CV 849 MF

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

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

a. Principal indebtedness:	\$42,434.74
b. Unpaid interest through August 30, 2005 (\$6.2954 per diem)	1,489.43
c. Late charges:	129.80
d. Attorney's fees to date	503.00

TOTAL **\$44,556.97**

Plus additional attorney fees, costs and interest to date of sale.

plaint \$90.50 paid
advised \$14.00 paid
out \$23.00 paid
trophy \$7.00

DATED: 9/16/05

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

By: Elizabeth A. Brunner
Deputy

COLUMBIA COUNTY FARMERS
NATIONAL BANK,
Plaintiff

vs.

RICHARD H. LEHET,
Defendant

ED #119
: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PA
: 26TH JUDICIAL DISTRICT
:
: CIVIL ACTION
: IN MORTGAGE FORECLOSURE
:
: NO. 2005 CV 849

AFFIDAVIT OF SERVICE

COMMONWEALTH OF PENNSYLVANIA:

: ss.

COUNTY OF COLUMBIA

Elwood R. Harding, Jr., Esquire, being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff, Columbia County Farmers National Bank, in the above captioned case, and that he caused a Notice of Sheriff's Sale to be served upon the parties listed below as evidenced by the Certificate of Mailing forms 3817 annexed hereto and marked Exhibit "A", on the 20th day of October, 2005. A copy of the Notice of Sheriff's Sale served on the individuals listed below is attached and marked Exhibit "B".

Columbia County Farmers National Bank
232 East Street
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
Columbia County Courthouse
Bloomsburg, PA 17815

Melville Acquisitions Groups LLC
Assignee of Chase Manhattan Bank
C/o Stock & Gumes LLP
804 West Avenue
Jenkintown, PA 19046

Shirley Lochard
Sugarloaf Township Tax Collector
541 Camp Lavigne Road
Benton, PA 17814

HARDING & HILL, LLP

Sworn and Subscribed to before me
this 25th day of October, 2005.

Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
I.D. Number 20027

Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Teresa L. Sees, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Nov. 4, 2006

Member, Pennsylvania Association of Notaries

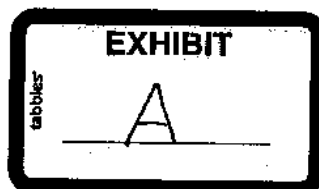
U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	Harding & Hill LLP
	38 W Third Street
	Bloomsburg, PA 17815
One piece of ordinary mail addressed to:	
Columbia County Tax Claim Bureau	
Columbia County Court House	
West Main Street	
Bloomsburg, PA 17815	

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



PS Form 3817, Mar. 1989

★ U.S. GPO: 1989-242-531/05281



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From:	Harding & Hill LLP 38 W. Third Street Bloomsburg, PA 17815
One piece of ordinary mail addressed to:	
SHIRLEY LOCHARD SUGARLOAF TOWNSHIP TAX COLLECTOR 541 CAMP LAUVIGNE ROAD BENTON, PA 17814	

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

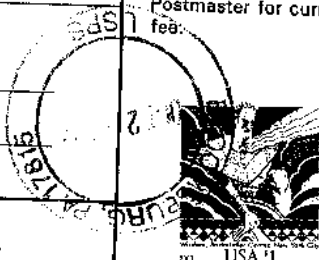


PS Form 3817, Mar. 1989

★ U.S. GPO: 1989-242-531/05281

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER			
Received From:		Harding & Hill LLP	
		38 W Third Street	
		Bloomsburg, PA 17815	
One piece of ordinary mail addressed to:			
MELVILLE Acquisitions Group LLC			
Assignee of CHASE MANHATTAN BANK			
40 Stock + Gumes LLP			
804 WEST AVENUE			
JENKINTOWN PA 19046			

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



U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL DOES NOT PROVIDE FOR INSURANCE POSTMASTER	
Received From: Harding & Hill LLP	
38 W. Third Street	
— Bloomsburg, PA 17815 —	
One piece of ordinary mail addressed to:	
JEFF Whitenight	
Columbia County FARMERS National BANK	
1199 Light Street Road	
Bloomsburg, PA 17815	

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



COLUMBIA COUNTY FARMERS
NATIONAL BANK,
Plaintiff

vs.

RICHARD H. LEHET,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PA
: 26TH JUDICIAL DISTRICT
:
: CIVIL ACTION
: IN MORTGAGE FORECLOSURE
:
: NO. 2005 CV 849
: WRIT OF EXECUTION NO. 119 OF 2005

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: February 15, 2006

TIME: 9:30 a.m.

LOCATION: Sheriff's Office
Columbia County Courthouse
Bloomsburg, PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE DESCRIPTION ATTACHED)

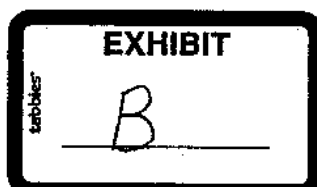
THE LOCATION of your property to be sold is 31 S. Comstock Road, Benton, Columbia County, Pennsylvania, 17814.

THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to: No. 2005 CV 849 MF.

THE NAMES OF THE OWNER OR REPUTED OWNER of this property is:

RICHARD H. LEHET

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff



accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

North Penn Legal Services
168 East Fifth Street
Bloomsburg, PA 17815
(570) 784-8760

Pennsylvania Lawyer Referral Service
P. O. Box 186
Harrisburg, PA 17108
(800) 692-7375

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office – Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

A handwritten signature in black ink, appearing to read 'Elwood R. Harding, Jr.', is written over a horizontal line.

ELWOOD R. HARDING, JR., ESQUIRE

Attorney for Plaintiff

Harding & Hill, LLP

38 West Third Street

Bloomsburg, PA 17815

Sup. Ct. ID. No. 20027

PH: (570) 784-6770

SHERIFF'S SALE DESCRIPTION OF PROPERTY:

ALL THAT CERTAIN tract of land is located in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in line of lands now or late of Joseph and Joyce Steigauf and common corner with Charles H. and Nancy Fox, now or late, said iron pin being North Sixty-four (64) degrees zero zero (00) minutes Thirty-six (36) seconds East, a distance of Five Hundred Seventy-one and zero eight hundredths (571.08) feet from an iron pin in place;

THENCE along same, North Sixty-four (64) degrees zero zero (00) minutes Thirty-six (36) seconds East a distance of Three Hundred Fifty-four and Ninety-one hundredths (354.91) feet to an iron pin on the Western right-of-way of Township Route 812;

THENCE along said right-of-way South zero (0) degrees zero nine (09) minutes Fifty-six (56) seconds East, a distance of One Hundred Seventy and Thirty-six hundredths (170.36) feet to an iron pin on said right-of-way common corner with Tract II conveyed to James Fox, now or late;

THENCE along said James Fox, now or late, South Sixty-nine (69) degrees Thirty-eight (38) minutes Fifteen (15) seconds West, a distance of Two Hundred Sixty-One and Ninety-four hundredths (261.94) feet to an iron pin in line of lands now or late of Charles H. & Nancy Fox;

THENCE along said Charles H. and Nancy Fox, now or late, North Thirty-four (34) degrees Fifty-four (54) minutes zero zero (00) seconds West, a distance of One Hundred Twenty-nine and Twenty-three hundredths (129.23) feet to an iron pin the place of Beginning. **CONTAINING** 1.001 acres of land.

Improved with a double-wide mobile home with addition, address being 31 S. Comstock Road, Benton, Pennsylvania, 17814.

BEING the same premises conveyed to Richard H. Lehet by deed of Richard H. Lehet and Colleen Lehet, his wife, dated April 7, 1994 and recorded April 11, 1994, in Columbia County Record Book 565 at page 498.

COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

RICHARD H. LEHET

Defendant

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PA
TWENTY-SIXTH JUDICIAL DISTRICT

CIVIL ACTION - AT LAW
IN MORTGAGE FORECLOSURE

Writ 2005 ED 119
NO. 2005 CV 849 MF

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

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

SS

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

a. Principal indebtedness:	\$42,434.74
b. Unpaid interest through August 30, 2005 (\$6.2954 per diem)	1,489.43
c. Late charges:	129.80
d. Attorney's fees to date	503.00

TOTAL

\$44,556.97

Plus additional attorney fees, costs and interest to date of sale.

*plant \$90.50 paid
lgned \$14.00 paid
it \$23.00 paid
trofy \$7.00*

DATED: 9/16/05

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

By: *Elizabeth A. Summary*
Deputy

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/19/2005

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 119ED2005

PLAINTIFF COLUMBIA COUNTY FARMERS NATIONAL BANK

DEFENDANT RICHARD H. LEHET
ATTORNEY FIRM HARDING & ASSOCIATES LLP

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY FARMERS	WRIT OF EXECUTION - MORTGAGE
NATIONAL BANK	FORECLOSURE
232 EAST ST.	
BLOOMSBURG	

SERVED UPON ELAINE EDWARDS

RELATIONSHIP V.P. IDENTIFICATION _____

DATE 9-22-05 TIME 0930 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

9-22-05

TAX NOTICE 2005 SCHOOL REAL ESTATE
 SUGARLOAF TWP
MAKE CHECKS PAYABLE TO:
 Shirley E. Lockard
 541 Camp Lavigne Road
 Benton, PA 17814 9324

HOURS Wednesday 9am to 12 noon
 Last Wed of Month 12 - 6pm

PHONE 570-925-6817

M LEHET RICHARD H
A 31 COMSTOCK ROAD
I BENTON PA 17814
L

T
O

FOR BENTON AREA SCHOOL DIST				DATE 07/01/2005		BILL# 000469	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC PENALTY		
REAL ESTATE	35978	41.000	1445.60	1475.10	1622.61		
<p>The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.</p>				<p>PAY THIS AMOUNT</p>		<p>AUG 31 IF PAID ON OR BEFORE</p>	
			1445.60	1475.10	1622.61		
					<p>OCT 31 IF PAID OR BEFORE</p>		
					<p>OCT 31 IF PAID AFTER</p>		

SCHOOL PENALTY AT 10%

ACCT. 17412

Tax Notice 2005 County & Municipality

SUGARLOAF TWP

MAKE CHECKS PAYABLE TO:

Shirley E Lockard
541 CAMP LAVIGNE RD
BENTON PA 17814-9324

HOURS: WEDNESDAY: 9AM TO 12 NOON

LAST WED. OF MONTH: 12 NOON TO 6PM

OR BY APPOINTMENT

PHONE: 570-925-6817

FOR: COLUMBIA COUNTY

DATE
03/01/2005

BILL NO.
30733

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL. PENALTY
GENERAL SINKING TWP RE	35,978	5.646 1.345 4.25	199.07 47.42 149.85	203.13 48.39 152.91	223.44 53.23 168.20
The discount & penalty have been calculated for your convenience	PAY THIS AMOUNT		396.34 April 30 If paid on or before	404.43 June 30 If paid on or before	444.87 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LEHET RICHARD H
31 COMSTOCK ROAD
BENTON PA 17814

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

CNTY	TWP	This tax returned to courthouse on:
Discount 2 %	2 %	January 1, 2006
Penalty 10 %	10 %	
PARCEL: 32 -08 -009-09,000		
1 Acres	Land 5,445	
	Buildings 30,533	
	Total Assessment 35,978	

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/19/2005

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 119ED2005

PLAINTIFF COLUMBIA COUNTY FARMERS NATIONAL BANK

DEFENDANT RICHARD H. LEHET
ATTORNEY FIRM HARDING & ASSOCIATES LLP

PERSON/CORP TO SERVED	PAPERS TO SERVED
RICHARD LEHET	WRIT OF EXECUTION - MORTGAGE
31 S. COMSTOCK RD	FORECLOSURE
BENTON	

SERVED UPON Richard

RELATIONSHIP DEF IDENTIFICATION _____

DATE 9-21-05 TIME 1120 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. C. C. C.

DATE 9-21-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/19/2005

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 119ED2005

PLAINTIFF COLUMBIA COUNTY FARMERS NATIONAL BANK

DEFENDANT RICHARD H. LEHET
ATTORNEY FIRM HARDING & ASSOCIATES LLP

PERSON/CORP TO SERVED	PAPERS TO SERVED
SHIRLEY LOCKARD-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
541 CAMP LAVIGNE RD	FORECLOSURE
BENTON	

SERVED UPON Shirley

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 9-21-05 TIME 10:55 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. Anderson

DATE 9-21-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/19/2005

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 119ED2005

PLAINTIFF COLUMBIA COUNTY FARMERS NATIONAL BANK

DEFENDANT RICHARD H. LEHET
ATTORNEY FIRM HARDING & ASSOCIATES LLP

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

SERVED UPON Cashie LEVAN

RELATIONSHIP Cust Serv. IDENTIFICATION _____

DATE 9-21-5 TIME 0905 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

[Signature]

DATE 9-21-5

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/19/2005

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 119ED2005

PLAINTIFF COLUMBIA COUNTY FARMERS NATIONAL BANK

DEFENDANT RICHARD H. LEHET
ATTORNEY FIRM HARDING & ASSOCIATES LLP

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

SERVED UPON Det Miller

RELATIONSHIP clerk IDENTIFICATION _____

DATE 9-20-5 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

DATE

9-20-5

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 20-SEP-05

FEE: \$5.00

CERT. NO: 1246

LEHET RICHARD H
31 COMSTOCK ROAD
BENTON PA 17814

DISTRICT: SUGARLOAF TWP
DEED 0290-1041
LOCATION: 31 S COMSTOCK RD BENTON
PARCEL: 32 -08 -009-09,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING- COSTS	TOTAL AMOUNT DUE
2003	PRIM	2,548.01	74.93	0.00	2,622.94
2004	PRIM	2,163.13	74.93	0.00	2,238.06
TOTAL DUE :					\$4,861.00

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2004

REQUESTED BY:

Timothy I. Chamberlain dm.

REAL ESTATE OUTLINE

ED # 119-05

DATE RECEIVED 9-19-05
DOCKET AND INDEX 9-20-05
SET FILE FOLDER UP 9-20-05

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 ☒
CHECK FOR ~~\$1,350.00~~ OR 1300.00 ☒ CK# 4482160036
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Feb. 15, 06 TIME 0930
POSTING DATE Jan. 11, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK Jan. 25, 06
2ND WEEK Feb. 1
3RD WEEK 8, 05

SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 117 OF 2005 ED AND CIVIL WRIT NO. 849 OF 2005 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 tract of land is located in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in line of lands now or late of Joseph and Joyce Steigauf and common corner with Charles H. and Nancy Fox, now or late, said iron pin being North Sixty-four (64) degrees zero zero (00) minutes Thirty-six (36) seconds East, a distance of Five Hundred Seventy-one and zero eight hundredths (571.08) feet from an iron pin in place; THENCE along same, North Sixty-four (64) degrees zero zero (00) minutes Thirty-six (36) seconds East a distance of Three Hundred Fifty-four and Ninety-one hundredths (354.91) feet to an iron pin on the Western right-of-way of Township Route 812; THENCE along said right-of-way South zero (0) degrees zero nine (09) minutes Fifty-six (56) seconds East, a distance of One Hundred Seventy and Thirty-six hundredths (170.36) feet to an iron pin on said right-of-way common corner with Tract II conveyed to James Fox, now or late; THENCE along said James Fox, now or late, South Sixty-nine (69) degrees Thirty-eight (38) minutes Fifteen (15) seconds West, a distance of Two Hundred Sixty-One and Ninety-four hundredths (261.94) feet to an iron pin in line of lands now or late of Charles H. & Nancy Fox; THENCE along said Charles H. and Nancy Fox, now or late, North Thirty-four (34) degrees Fifty-four (54) minutes zero zero (00) seconds West, a distance of One Hundred Twenty-nine and Twenty-three hundredths (129.23) feet to an iron pin in the place of Beginning. CONTAINING 1.001 acres of land.

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BEING the same premises conveyed to Richard H. Lehet by deed of Richard H. Lehet and Colleen Lehet, his wife, dated April 7, 1994 and recorded April 11, 1994, in Columbia County Record Book 565 at page 498.

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
Elwood R. Harding, Jr.
38 West Third Street
Bloomsburg, PA 17815

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

SHERIFF'S SALE

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Plaintiff's Attorney
Elwood R. Harding, Jr.
38 West Third Street
Bloomsburg, PA 17815

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

SHERIFF'S SALE

WEDNESDAY FEBRUARY 15, 2006 AT 9:30 AM

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Plaintiff's Attorney
Elwood R. Harding, Jr.
38 West Third Street
Bloomsburg, PA 17815

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

COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

RICHARD H. LEHET

Defendant

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PA
TWENTY-SIXTH JUDICIAL DISTRICT

CIVIL ACTION - AT LAW
IN MORTGAGE FORECLOSURE

Writ 2005 ED 119

NO. 2005 CV 849 MF

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

COMMONWEALTH OF PENNSYLVANIA

:
: SS

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

a. Principal indebtedness:	\$42,434.74
b. Unpaid interest through August 30, 2005 (\$6.2954 per diem)	1,489.43
c. Late charges:	129.80
d. Attorney's fees to date	503.00

TOTAL

\$44,556.97

Plus additional attorney fees, costs and interest to date of sale.

Complaint \$90.50 paid
Judgment \$14.00 paid
Writ \$23.00 paid
Satisfy \$7.00

DATED: 9/16/05

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

By: *Elizabeth A. Berman*
Deputy

DESCRIPTION OF PROPERTY:

ALL THAT CERTAIN tract of land is located in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

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THENCE along said James Fox, now or late, South Sixty-nine (69) degrees Thirty-eight (38) minutes Fifteen (15) seconds West, a distance of Two Hundred Sixty-One and Ninety-four hundredths (261.94) feet to an iron pin in line of lands now or late of Charles H. & Nancy Fox;

THENCE along said Charles H. and Nancy Fox, now or late, North Thirty-four (34) degrees Fifty-four (54) minutes zero zero (00) seconds West, a distance of One Hundred Twenty-nine and Twenty-three hundredths (129.23) feet to an iron pin the place of Beginning. **CONTAINING** 1.001 acres of land.

Improved with a double-wide mobile home with addition, address being 31 S. Comstock Road, Benton, Pennsylvania, 17814.

BEING the same premises conveyed to Richard H. Lehet by deed of Richard H. Lehet and Colleen Lehet, his wife, dated April 7, 1994 and recorded April 11, 1994, in Columbia County Record Book 565 at page 498.

COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

RICHARD H. LEHET

Defendant

:IN THE COURT OF COMMON PLEAS
:OF COLUMBIA COUNTY, PA
:TWENTY-SIXTH JUDICIAL DISTRICT

:
:CIVIL ACTION – AT LAW
:IN MORTGAGE FORECLOSURE

:
:NO. 2005 CV 849 MF

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

By virtue of a Writ of Execution No. _____, of 2005, 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 and best bidders, for cash, at the Sheriff's Office, Columbia County Courthouse, Bloomsburg, Pennsylvania, on _____, 2005, at _____ o'clock, ____ M. in the forenoon of said day, all the right, title, and interest of the Defendant in and to:

(see attached description)

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will file a Schedule of Distribution in his office on _____, 2005, where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of Columbia County Farmers National Bank v. Richard H. Lehet, and will be sold by:

Dated: _____, 2005

Sheriff of Columbia County

HARDING & HILL LLP
Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(717) 784-6770
Sup.Ct.Id.: 20027

COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

RICHARD H. LEHET

Defendant

:IN THE COURT OF COMMON PLEAS
:OF COLUMBIA COUNTY, PA
:TWENTY-SIXTH JUDICIAL DISTRICT
:

:CIVIL ACTION – AT LAW
:IN MORTGAGE FORECLOSURE
:

:NO. 2005 CV 849 MF

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. ____ OF 2005 ISSUED OUT OF
THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED,
THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE
HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA
COUNTY COURTHOUSE, BLOOMSBURG, PENNSYLVANIA, ON

_____, 2005

AT _____ O'CLOCK, __.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST
OF THE DEFENDANTS IN AND TO: (see attached description)

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the
Sheriff will file a Schedule of Distribution in his office on _____, 2005,
where the same will be available for inspection and the distribution will be made in
accordance with the Schedule unless exceptions are filed thereto within ten (10) days
thereafter.

SEIZED AND TAKEN in execution at the suit of Columbia County Farmers
National Bank v. Richard H. Lehet.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale.
Balance cash or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:

SHERIFF OF COLUMBIA COUNTY

HARDING & HILL LLP
Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(717) 784-6770
Sup.Ct.Id.: 20027

DESCRIPTION OF PROPERTY:

ALL THAT CERTAIN tract of land is located in Sugarloaf Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin in line of lands now or late of Joseph and Joyce Steigauf and common corner with Charles H. and Nancy Fox, now or late, said iron pin being North Sixty-four (64) degrees zero zero (00) minutes Thirty-six (36) seconds East, a distance of Five Hundred Seventy-one and zero eight hundredths (571.08) feet from an iron pin in place;

THENCE along same, North Sixty-four (64) degrees zero zero (00) minutes Thirty-six (36) seconds East a distance of Three Hundred Fifty-four and Ninety-one hundredths (354.91) feet to an iron pin on the Western right-of-way of Township Route 812;

THENCE along said right-of-way South zero (0) degrees zero nine (09) minutes Fifty-six (56) seconds East, a distance of One Hundred Seventy and Thirty-six hundredths (170.36) feet to an iron pin on said right-of-way common corner with Tract II conveyed to James Fox, now or late;

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COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

RICHARD H. LEHET

Defendant

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PA
TWENTY-SIXTH JUDICIAL DISTRICT

CIVIL ACTION – AT LAW
IN MORTGAGE FORECLOSURE

NO. 2005 CV 849 MF

AFFIDAVIT OF WHEREABOUTS OF DEFENDANT

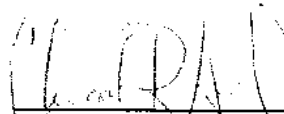
COMMONWEALTH OF PENNSYLVANIA

SS.

COUNTY OF COLUMBIA

Elwood R. Harding, Jr., Esquire, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that, at the time that judgment was entered, that the place of residence of the Defendant was as follows:

31 S. Comstock Road
Benton, PA 17814

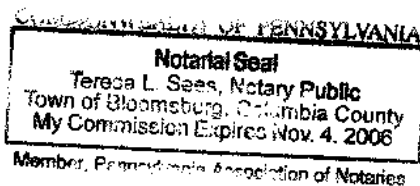


Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff

Sworn to and Subscribed
before me this
day of _____, 2005.

NOTARY PUBLIC

My Commission Expires:



COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

RICHARD H. LEHET

Defendant

:IN THE COURT OF COMMON PLEAS
:OF COLUMBIA COUNTY, PA
:TWENTY-SIXTH JUDICIAL DISTRICT

:
:CIVIL ACTION – AT LAW
:IN MORTGAGE FORECLOSURE

:
:NO. 2005 CV 849 MF

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT

COMMONWEALTH OF PENNSYLVANIA

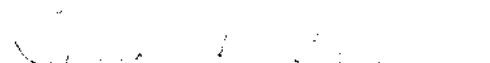
:
: SS.

COUNTY OF COLUMBIA

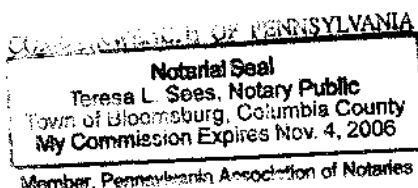
I, Elwood R. Harding, Jr., Esquire, being duly sworn according to law, depose and say that I did, investigate the status of Richard H. Lehet, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers Richard H. Lehet is not now, nor was within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.


Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff

SWORN to and SUBSCRIBED
before me this _____
day of _____, 2005.


NOTARY PUBLIC

My Commission Expires:



COLUMBIA COUNTY FARMERS
NATIONAL BANK,

Plaintiff

vs.

RICHARD H. LEHET

Defendant

:IN THE COURT OF COMMON PLEAS
:OF COLUMBIA COUNTY, PA
:TWENTY-SIXTH JUDICIAL DISTRICT

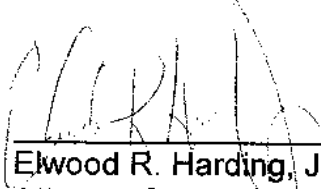
:
:CIVIL ACTION – AT LAW
:IN MORTGAGE FORECLOSURE

:
:NO. 2005 CV 849 MF

WAIVER OF WATCHMAN

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

LAW OFFICES
HARDING & HILL LLP



Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
Harding & Hill LLP
38 West Third Street
Bloomsburg, PA 17815
(717) 784-6770
Sup.Ct.Id.: 20027

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AFFIDAVIT PURSUANT TO PA.R.C.P. 3129.1

I, Elwood R. Harding, Jr., Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 31 S. Comstock Road, Sugarloaf Township, Benton, Columbia County, Pennsylvania (see attached description):

1. Name and address of Owner or Reputed Owner:

Richard H. Lehet
31 S. Comstock Road
Benton, PA 17814

2. Name and address of Defendant in the judgment:

Same as above

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

Columbia County Farmers National Bank
232 East Street
Bloomsburg, Pennsylvania 17815

Melville Acquisitions Groups LLC
Assignee of Chase Manhattan Bank
C/o Stock & Gumes LLP
804 West Avenue
Jenkintown, PA 19046

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

Columbia County Farmers National Bank
232 East Street
Bloomsburg, Pennsylvania 17815

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

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:

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:

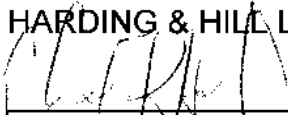
Columbia County Tax Claim Bureau
Columbia County Courthouse
Bloomsburg, PA 17815

Shirley Lochard
Sugarloaf Township Tax Collector
541 Camp Lavigne Road
Benton, PA 17814

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

Dated: 9/5 2005

LAW OFFICES
HARDING & HILL LLP


Elwood R. Harding, Jr., Esquire
Attorney for Plaintiff
Harding & Hill LLP
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THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICRO PRINT SIGNATURE LINE. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

CASHIER'S CHECK

4482160036



REMITTER

Lehet 6-122390 filing fees

DATE September 2, 2005

69-35/519

PAY TO THE ORDER OF Harding & Hill, LLP

\$ 1,300.00

DOLLAR

COLUMBIA COUNTY FARMERS NATIONAL BANK 1,300.00

AUTH. SIG.

[Signature]

Payable Through:
BR&T
Charleston, WV.

⑆051900353⑆00448 216003621⑆