

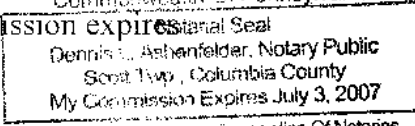
STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, 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 that day and on the attached notice March 16, 23, 30, 2005, as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 1st day of APRIL, 2005.



(Notary Public)
Commonwealth of Pennsylvania
My commission expires

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.

CURRENT SHERIFF SALES

(www.sheriffocolumbiacounty.com)

APRIL 6, 2005

9:00 AM JAMIE CERASOLI-103 FOUNDRYVILLE RD BERWICK-PARCEL #07-03-013 NO TAXES DUE
9:00 AM THOMAS & LISA BENJAMIN-15 SHALE RIDGE RD STILLWATER-PARCEL #03-10-21 NO TAXES DUE
9:00 AM THOMAS & LISA BENHAMIN-799 GREEN CREEK RD STILLWATER-PARCEL #19-11-001 NO TAXES DUE
9:30 AM RANDY & LYNDA LONG-168 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-017 NO TAXES DUE
9:30 AM DAVID & TAMMY WYDA-72 WHISPERING PINES RD STILLWATER-PARCEL #03-12-004-07 NO TAXES DUE
10:00 AM STEVEN & MICHELLE ROBBINS-232 IDA ST. BERWICK-PARCEL #04C-04-045 NO TAXES DUE
10:00 AM LINDA HALYE-228 DRINKER ST. BLOOMSBURG-PARCEL #18-01A-020 NO TAXES DUE
10:30 AM ROBERT ALTIERI-422 LASALLE ST. BERWICK-PARCEL #04C-05-177 NO TAXES DUE

APRIL 27, 2005

9:00 AM STEVEN & JODY FITZPATRICK-703A MOUNTAIN RD SHICKSHINNY-PARCEL #15-19-00802 NO TAXES DUE
9:00 AM FRED UTT & JANELLE WOLFE-341 WEST STERNER AVE. BLOOMSBURG-PARCEL #05W-03-127 NO TAXES DUE
11:00 AM ANGELO & KAREN DEMARCO-335 MARY ST. BERWICK-PARCEL #04A-01-067 NO TAXES DUE

MAY 11, 2005

9:00 AM JANET VANHOUTEN-203 MARY STREET BERWICK-PARCEL #04A-01-051 NO TAXES DUE
10:00 AM DRUE & WENDY BILLIG-604 OLD BERWICK RD BLOOMSBURG-PARCEL #05E-12-126 NO TAXES DUE
10:30 AM ROBERT & ALLISON COOK-215 CRANBERRY RUN ROAD BLOOMSBURG-PARCEL #01-16-00203 NO TAXES DUE

JUNE 8, 2005

9:00 AM RALPH & CYNTHIA TITMAN-1619 LINCOLN AVE. BERWICK-PARCEL #04A-11-012 NO TAXES DUE
9:00 AM WILLIAM WYDA, JR-1317 ORANGE ST. BERWICK-PARCEL #04D-08-212 NO TAXES DUE
9:30 AM DARNELL ADAMS-18 WASHINGTONVILLE RD BLOOMSBURG-PARCEL #21-13-00104 NO TAXES DUE

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX 1570-389-5025

PHONE
15701 389-5022

24 HOUR PHONE
15701 384-6380

STATES RESOURCES CORP., ASSIGNEE OF Docket # 8ED2005
WACHOVIA BANK, NATIONAL
ASSOCIATION, F/K/A FIRST UNION
NATIONAL BANK

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

THOMAS C. BENJAMIN
LISA J. BENJAMIN

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JANUARY 28, 2005, AT 11:55 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON LISA BENJAMIN AT 15 SHALE
RIDGE ROAD, STILLWATER BY HANDING TO THOMAS BENJAMIN, HUSBAND, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

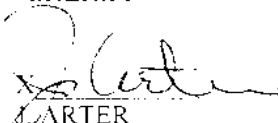
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JANUARY 28, 2005


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. CARTER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

STATES RESOURCES CORP., ASSIGNEE OF Docket # 8FD2005
WACHOVIA BANK, NATIONAL
ASSOCIATION, F/K/A FIRST UNION
NATIONAL BANK

VS

WRIT OF EXECUTION - MORTGAGE
FORECLOSURE

THOMAS C. BENJAMIN
LISA J. BENJAMIN

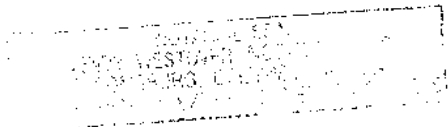
AFFIDAVIT OF SERVICE

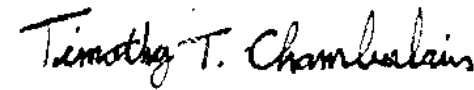
NOW, THIS FRIDAY, JANUARY 28, 2005, AT 11:55 AM, SERVED THE WITHIN WRIT OF
EXECUTION - MORTGAGE FORECLOSURE UPON THOMAS BENJAMIN AT 15 SHALE
RIDGE ROAD, STILLWATER BY HANDING TO THOMAS BENJAMIN, A TRUE AND
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS
THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JANUARY 28, 2005


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


CHARTER
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/20/2005

SERVICE# 11 - OF - 17 SERVICES
DOCKET # 8ED2005

PLAINTIFF STATES RESOURCES CORP., ASSIGNEE OF WACHOVIA
BANK, NATIONAL ASSOCIATION, F/K/A FIRST UNION
NATIONAL BANK

DEFENDANT THOMAS C. BENJAMIN
LISA J. BENJAMIN

ATTORNEY FIRM BINGAMAN, HESS, COBLENTZ & BELL

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

SERVED UPON Leslie Lujan

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-31-05 TIME 1530 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. C. [Signature]

DATE 1-31-05

By: Timothy I Chamberlain Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/20/2005

SERVICE# 9 - OF - 17 SERVICES
DOCKET # 8ED2005

PLAINTIFF STATES RESOURCES CORP., ASSIGNEE OF WACHOVIA
BANK, NATIONAL ASSOCIATION, F/K/A FIRST UNION
NATIONAL BANK

DEFENDANT THOMAS C. BENJAMIN
LISA J. BENJAMIN

ATTORNEY FIRM BINGAMAN, HESS, COBLENTZ & BELL

PERSON/CORP TO SERVED	PAPERS TO SERVED
TENANT(S)	WRIT OF EXECUTION - MORTGAGE
15 SHALE RIDGE ROAD	FORECLOSURE
STILLWATER	

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ 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

House Empty
F. OTHER (SPECIFY) *1407 GREEN CREEK RD*

1507011

ATTEMPTS	DATE	TIME	OFFICER	REMARKS

DEPUTY *[Signature]* DATE *1-20-05*

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) 784-6380

Wednesday, January 26, 2005

TENANT(S)
15 SHALE RIDGE ROAD
STILLWATER, PA 17878-

**STATES RESOURCES CORP., ASSIGNEE OF WACHOVIA BANK, NATIONAL
ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK**
VS
THOMAS C. BENJAMIN
LISA J. BENJAMIN

DOCKET # 8ED2005

JD # 204JD2004

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
Sheriff of Columbia County

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By: Kurt Althouse, Esquire

Identification No. 35238

Treeview Corporate Center, Suite 100

2 Meridian Boulevard, Wyomissing, PA 19610

Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

STATES RESOURCES CORP.,
assignee of Wachovia Bank, National
Association, f/k/a First Union National
Bank,

Plaintiff

vs.

THOMAS C. BENJAMIN
and LISA J. BENJAMIN,

Defendants

:NO. 2004-CV-204

: *2005-ED-8*

:CIVIL ACTION - LAW

:ACTION IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: **CURRENT OCCUPANT OR POST PREMISES**
96.10 ACRES (PARCEL NO. 03-10-21)
BENTON TOWNSHIP, COLUMBIA COUNTY, PA

The real estate consisting of 96.10 acres (Parcel No. 03-10-21) located in Benton Township, Columbia County, PA, on which you have an interest by virtue of a judgment, is scheduled to be sold at Sheriff's Sale on April 6, 2005 at 9:00 A. M. in the Office of the Sheriff, Columbia County, 1st Floor, 35 West Main Street, Bloomsburg, Pennsylvania to enforce the Court's Judgment in the amount of \$298,685.49 against Thomas C. Benjamin and Lisa J. Benjamin.

NOTICE OF LIENHOLDERS' RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to the Sheriff's Office the amount of the judgment plus interest, late charges, all costs and reasonable attorneys' fees due. To find out how much you must pay you may call: Kurt Althouse, Esquire at (610) 374-8377.

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Columbia County Sheriff's Office at (570) 389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will be completed only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Columbia County Sheriff's Office at (570) 389-5622.

4. You may be entitled to a share of the money which was paid for the property. A schedule of distribution of the money bid for the property will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the Schedule of Distribution.

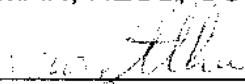
5. You may also have other rights and defenses, or ways of getting your property back, if you act immediately after the sale.

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

Susquehanna Legal Services
168 E. 5th Street, Bloomsburg, PA 17815
(570) 784-8760

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By:


Kurt Althouse, Esquire
Attorneys for Plaintiff

LEGAL DESCRIPTION

No. 2004-CV-204

Judgment Amount: \$298,685.49

Property: 96.10 Acres of Land located in Benton Township,
Columbia County, PA

ALL THOSE TWO CERTAIN PARCELS OF LAND SITUATE IN THE TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL NO. 1

BEGINNING at a post near a white oak tree and thence by lands now or formerly of John Ashelman South 39 degrees west 47 perches to a post; thence by the same south 50 degrees east 40.8 perches to a post; thence by lands now or formerly of heirs of John Koons south 39 degrees west 40 perches to a post; thence by lands now or formerly of Isaac Gibbons north 14 ½ degrees west 38 perches to a post; thence by the same north 4 ¾ degrees west 72 perches to a post; thence by the same south 43 ½ degrees west 58.5 perches to a post; thence by lands now or formerly of Charles Gibbons north 50 degrees west 33 perches to a stone in public road; thence by land now or formerly of H.D. Stine north 9 degrees west 14 perches to an oak tree at the side of the road; thence by the same north 3 ½ degrees west 11 ½ perches to a post; thence by the same north 27 degrees west 23 ¼ perches to a stone in the public road; thence by lands now or formerly of Harriet Kane and Peter Kane north 39 degrees east 82 perches to a post; thence by the division line between lands now or formerly of G.M. Gibbons and Phillip Gibbons south 49 degrees east 50 perches to a post near an apple tree; thence by the same north 39 degrees east 11 perches to a post; thence by the same south 51 ¾ degrees east 22 perches to a post; thence by the same north 58 degrees east 29 perches to a post; thence by the same south 25 ¾ degrees east 29 perches to a post; thence by the same south 25 ¾ degrees east 41.1 perches to a post; thence by the same south 20 degrees east 21.8 perches to PLACE OF BEGINNING and CONTAINING 70 acres.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land consisting of three acres, more or less, conveyed to Harry W. Rifendifer, by deed dated September 2, 1922, and recorded in Columbia County Deed Book 97 at page 429.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land consisting of 3.18 acres conveyed to Robert B. Kocher and Darla K. Kocher, Husband and Wife, by deed dated June 21, 1984, and recorded in Columbia County Deed Book 334 at page 005.

EXCEPTING AND RESERVING the residence and land in the above described parcel measuring 200 x 107 x 203 x 220 surrounding said residence.

PARCEL NO. 2

BEGINNING at a post on line of land now or formerly of Andrew Runnion, thence by land of J.M. Gibbons south 49 degrees east 50 perches to a post; thence by the same north 39 degrees east 11 perches to a post; thence by the same south 51 $\frac{3}{4}$ degrees east 22 perches to a post; thence by the same north 58 degrees east 29 perches to a post; thence by the same south 25 $\frac{3}{4}$ degrees east 41.1 perches to a post; thence by the same south 20 degrees east 21.8 perches to a post, near white oak tree; thence back to the place of beginning on line of land now or formerly of Andrew Runnion; thence by line of the same north 39 degrees east 38 perches to a post; thence by line of land now or formerly of Reuben Gibbons south 59 degrees east 120 perches to a public road stone corner, thence by lands now or formerly of John Ashelman south 50 $\frac{1}{4}$ degrees east 13.6 perches to a post; thence by the same south 39 degrees west 47 perches to a post near a white oak, the place of beginning. Containing 30 acres and 6 perches, more or less.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises, a tract of land consisting of 35,000 square feet conveyed to Carl E. Karns and Carl E. Karns, husband and wife, by deed dated April 28, 1952, and recorded in Columbia County Deed Book 158, at page 459.

BEING PART OF THE SAME PROPERTY conveyed to Thomas C. Benjamin and Lisa J. Benjamin herein by deed of Kenneth W. Speary, dated 2/7/91 and recorded in Columbia County Deed Book 469, Page 947.

TO BE SOLD AS THE PROPERTY OF THOMAS C. BENJAMIN AND LISA J. BENJAMIN.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/20/2005

SERVICE# 1 - OF - 17 SERVICES
DOCKET # 8ED2005

PLAINTIFF STATES RESOURCES CORP., ASSIGNEE OF WACHOVIA
BANK, NATIONAL ASSOCIATION, F/K/A FIRST UNION
NATIONAL BANK

DEFENDANT THOMAS C. BENJAMIN
LISA J. BENJAMIN

ATTORNEY FIRM BINGAMAN, HESS, COBLENTZ & BELJ.

PERSON/CORP TO SERVED	PAPERS TO SERVED
THOMAS BENJAMIN	WRIT OF EXECUTION - MORTGAGE
15 SHALE RIDGE ROAD	FORECLOSURE
STILLWATER	

SERVED UPON 1/20/05

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-22-05 TIME 11:55 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

DATE 1-22-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/20/2005

SERVICE# 2 - OF - 17 SERVICES
DOCKET # 8ED2005

PLAINTIFF STATES RESOURCES CORP., ASSIGNEE OF WACHOVIA
BANK, NATIONAL ASSOCIATION, F/K/A FIRST UNION
NATIONAL BANK

DEFENDANT THOMAS C. BENJAMIN
LISA J. BENJAMIN

ATTORNEY FIRM BINGAMAN, HESS, COBLENTZ & BELL

PERSON/CORP TO SERVED	PAPERS TO SERVED
LISA BENJAMIN	WRIT OF EXECUTION - MORTGAGE
15 SHALE RIDGE ROAD	FORECLOSURE
STILLWATER	

SERVED UPON Thomas

RELATIONSHIP Husband IDENTIFICATION _____

DATE 1/20/05 TIME 11:55 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. A. [Signature]

DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/20/2005

SERVICE# 5 - OF - 17 SERVICES
DOCKET # 8ED2005

PLAINTIFF STATES RESOURCES CORP., ASSIGNEE OF WACHOVIA
BANK, NATIONAL ASSOCIATION, F/K/A FIRST UNION
NATIONAL BANK

DEFENDANT THOMAS C. BENJAMIN
LISA J. BENJAMIN

ATTORNEY FIRM BINGAMAN, HESS, COBLENTZ & BELL

PERSON/CORP TO SERVED	PAPERS TO SERVED
USDA FSA SERVICE CENTER OFFICE	WRIT OF EXECUTION - MORTGAGE
702 SAWMILL ROAD	FORECLOSURE
BLOOMSBURG	

SERVED UPON Benjamin Lisa J

RELATIONSHIP Benjamin Lisa J IDENTIFICATION _____

DATE 1-28-05 TIME 1:30 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

DATE

1-28-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/20/2005

SERVICE# 10 - OF - 17 SERVICES
DOCKET # 8ED2005

PLAINTIFF STATES RESOURCES CORP., ASSIGNEE OF WACHOVIA
BANK, NATIONAL ASSOCIATION, F/K/A FIRST UNION
NATIONAL BANK

DEFENDANT THOMAS C. BENJAMIN
LISA J. BENJAMIN

ATTORNEY FIRM BINGAMAN, HESS, COBLENTZ & BELL

PERSON/CORP TO SERVED	PAPERS TO SERVED
DORIS GORDON-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
85 GORDON ROAD	FORECLOSURE
BENTON	

SERVED UPON Doris

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-20-05 TIME 1:50 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE

1-20-05

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/20/2005

SERVICE# 14 - OF - 17 SERVICES
DOCKET # 8ED2005

PLAINTIFF STATES RESOURCES CORP., ASSIGNEE OF WACHOVIA
BANK, NATIONAL ASSOCIATION, F/K/A FIRST UNION
NATIONAL BANK

DEFENDANT THOMAS C. BENJAMIN
LISA J. BENJAMIN

ATTORNEY FIRM BINGAMAN, HESS, COBLENTZ & BELL

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

SERVED UPON Doc Miller

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-28-05 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. G. [Signature]

DATE 1-28-05

REAL ESTATE OUTLINE

ED # 8-05

DATE RECEIVED 1-20-05
DOCKET AND INDEX 1-26-05
SET FILE FOLDER UP 1-26-05

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 ✓ CK# 3939

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

SALE DATE Apr 6, 05 TIME 2900
POSTING DATE Mar 2, 05
ADV. DATES FOR NEWSPAPER
1ST WEEK Mar 16
2ND WEEK 23
3RD WEEK 30, 05

BINGAMAN HESS

ATTORNEYS AT LAW

DAVID E. TURNER
MARK G. YODER
KURT ALTHOUSE
LYNNE K. BEUST
HARRY D. McMUNIGAL
PATRICK T. BARRETT
ERIC J. FABRIZIO
ELIZABETH D. McMUNIGAL
ELIZABETH A. MAGOVERN*
DOMINIC A. DeCECCO
MAHLON J. BOYER

**Also admitted in Vermont*

Treeview Corporate Center
Suite 100 • 2 Meridian Boulevard
Wyomissing, PA 19610
610.374.8377
Fax 610.376.3105
www.bhcb.com

RAYMOND K. HESS
RALPH J. ALTHOUSE, JR.
RETIRED

LLEWELLYN R. BINGAMAN
1907-1996
J. WENDELL COBLENTZ
1911-2003
JAMES F. BELL
1921-1988

January 19, 2005

Columbia County Courthouse
Office of the Sheriff
35 West Main Street
Bloomsburg, PA 17815

RE: States Resources Corp., assignee of Wachovia Bank,
National Association, f/k/a First Union National
Bank vs. Thomas C. Benjamin and Lisa J. Benjamin
No. 2004-CV-204, Columbia County Court of Common Pleas
Our File No. 99095-42

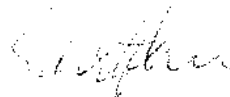
Dear Sir:

Enclosed please find time-stamped copies of the documents necessary to list the property of the Defendants consisting of 96.10 acres (Parcel No. 03-10-21) located in Benton Township, Columbia County, PA for sheriff sale. It is my understanding that you schedule the sale date and time and will inform me of same, along with notifying the lienholders and parties-in-interest by filling in the date and time on each Notice and mailing same to the parties.

As this is the first time I have filed a Writ of Execution in Columbia County, please contact me or my Paralegal, Donna Witman if you need any additional information or funds.

Thank you for your attention to this matter.

Sincerely yours,
BINGAMAN HESS



Kurt Althouse

KA:dlw

Enclosures

cc: Robin Oberg, States Resources Corp.

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By: Kurt Althouse, Esquire
Identification No. 35238
Treeview Corporate Center, Suite 100
2 Meridian Boulevard
Wyomissing, PA 19610
(610) 374-8377/(610) 376-3105 FAX

Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

STATES RESOURCES CORP.,
assignee of Wachovia Bank, National
Association, d/b/a First Union National
Bank

Plaintiff

vs

THOMAS C. BENJAMIN
and LISA J. BENJAMIN,

Defendants

:NO. 2004-CV-204

:
: *2005-ED-8*

:
: CIVIL ACTION - LAW

:
: ACTION IN MORTGAGE FORECLOSURE

WRIT OF EXECUTION – MORTGAGE FORECLOSURE
P.R.C.P. 3180 TO 3183 AND RULE 3257

COMMONWEALTH OF PENNSYLVANIA

:
: SS

COUNTY OF COLUMBIA:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically describe property below):

Please levy and set for sale the property consisting of 96.10 acres, having a Parcel NO. of 03-10-21, located in Benton Township, Columbia County, PA

Amount Due: \$298,685.49

Interest from January 11, 2004 forward
at the default rate of 11.25% per
annum (currently \$75.46 per diem)

\$ _____

Total:

\$ _____ and Costs.

as endorsed.

Date:

1-20-2005
(SEAL)

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

By:

Elizabeth A. Bruner
Deputy

LEGAL DESCRIPTION

No. 2004-CV-204

Judgment Amount: \$298,685.49

Property: 96.10 Acres of Land located in Benton Township,
Columbia County, PA

ALL THOSE TWO CERTAIN PARCELS OF LAND SITUATE IN THE
TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF
PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL NO. 1

BEGINNING at a post near a white oak tree and thence by lands now or formerly of John Ashelman South 39 degrees west 47 perches to a post; thence by the same south 50 degrees east 40.8 perches to a post; thence by lands now or formerly of heirs of John Koons south 39 degrees west 40 perches to a post; thence by lands now or formerly of Isaac Gibbons north 14 ½ degrees west 38 perches to a post; thence by the same north 4 ¾ degrees west 72 perches to a post; thence by the same south 43 ½ degrees east 58.5 perches to a post; thence by lands now or formerly of Charles Gibbons north 50 degrees west 33 perches to a stone in public road; thence by land now or formerly of H.D. Stine north 9 degrees west 14 perches to an oak tree at the side of the road; thence by the same north 3 ½ degrees west 11 ½ perches to a post; thence by the same north 27 degrees west 23 ¼ perches to a stone in the public road; thence by lands now or formerly of Harriet Kane and Peter Kane north 39 degrees east 82 perches to a post; thence by the division line between lands now or formerly of G.M. Gibbons and Phillip Gibbons south 49 degrees east 50 perches to a post near an apple tree; thence by the same north 39 degrees east 11 perches to a post; thence by the same south 51 ¾ degrees east 22 perches to a post; thence by the same north 58 degrees east 29 perches to a post; thence by the same south 25 ¾ degrees east 29 perches to a post; thence by the same south 25 ¾ degrees east 41.1 perches to a post; thence by the same south 20 degrees east 21.8 perches to PLACE OF BEGINNING and CONTAINING 70 acres.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land consisting of three acres, more or less, conveyed to Harry W. Rifendifer, by deed dated September 2, 1922, and recorded in Columbia County Deed Book 97 at page 429.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land consisting of 3.18 acres conveyed to Robert B. Kocher and Darla K. Kocher, Husband and Wife, by deed dated June 21, 1984, and recorded in Columbia County Deed Book 334 at page 005.

EXCEPTING AND RESERVING the residence and land in the above described parcel measuring 200 x 107 x 203 x 220 surrounding said residence.

PARCEL NO. 2

BEGINNING at a post on line of land now or formerly of Andrew Runnion, thence by land of J.M. Gibbons south 49 degrees east 50 perches to a post; thence by the same north 39 degrees east 11 perches to a post; thence by the same south 51 $\frac{3}{4}$ degrees east 22 perches to a post; thence by the same north 58 degrees east 29 perches to a post; thence by the same south 25 $\frac{3}{4}$ degrees east 41.1 perches to a post; thence by the same south 20 degrees east 21.8 perches to a post, near white oak tree; thence back to the place of beginning on line of land now or formerly of Andrew Runnion; thence by line of the same north 39 degrees east 38 perches to a post; thence by line of land now or formerly of Reuben Gibbons south 59 degrees east 120 perches to a public road stone corner, thence by lands now or formerly of John Ashelman south 50 $\frac{1}{4}$ degrees east 13.6 perches to a post; thence by the same south 39 degrees west 47 perches to a post near a white oak, the place of beginning. Containing 30 acres and 8 perches, more or less.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described parcels a tract of land consisting of 35,000 square feet conveyed to Carl E. Karns and [redacted], husband and wife, by deed dated April 28, 1952, and recorded in Columbia County Deed Book 158, at page 459.

BEING PART OF THE SAME PROPERTY conveyed to Thomas C. Benjamin and Lisa J. Benjamin herein by deed of Kenneth W. Speary, dated 2/7/91 and recorded in Columbia County Deed Book 469, Page 947.

TO BE SOLD AS THE PROPERTY OF THOMAS C. BENJAMIN AND LISA J. BENJAMIN.

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By: Kurt Althouse, Esquire

Identification No. 35238

Treeview Corporate Center, Suite 100

2 Meridian Boulevard

Wyomissing, PA 19610

(610) 374-8377/(610) 376-3105 FAX

Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

STATES RESOURCES CORP.,
assignee of Wachovia Bank, National
Association, f/k/a First Union National
Bank,

Plaintiff

vs.

THOMAS C. BENJAMIN
and LISA J. BENJAMIN,

Defendants

:NO. 2004-CV-204

: *2005-ED-8*

:

:

:

:

:CIVIL ACTION - LAW

:

:

:

:ACTION IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

STATES RESOURCES CORP., assignee of Wachovia Bank, National Association, f/k/a First Union National Bank, Plaintiff in the above-captioned action, sets forth as of December 21, 2004, the following information concerning the real estate owned by the Defendants consisting of 96.10 acres, having a Parcel No. of 03-10-21, located in Benton Township, Columbia County, Pennsylvania.

1. Name and address of owners or reputed owners:

Thomas C. and Lisa J. Benjamin
RR #1, Box 127 (15 Shale Ridge Road
Stillwater, PA 17878

2. Name and address of defendants in the judgment:

Thomas C. and Lisa J. Benjamin
RR #1, Box 127 (15 Shale Ridge Road)
Stillwater, PA 17878

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

States Resources Corp.
4848 South 131st Street
Omaha, NE 68137

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

States Resources Corp.
4848 South 131st Street
Omaha, NE 68137

Farmers Home Administration
Pennsylvania State Office
One Credit Union Pl., Suite 330
Harrisburg PA 17110

USDA FSA Service Center Office
Columbia County Farm Service Agency
702 Sawmill Road
Bloomsburg, PA 17815-7727

Meridian Bank, now Wachovia Bank, National Association
600 Penn Street, P.O. Box 1102
Reading, PA 19601

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

Farm Credit Service of Mid America ACA
P. O. Box 34390
Louisville, KY 40232

Telmark, Inc.
c/o Wells Fargo Financial Leasing
PO Box 4943
Syracuse, NY 13221

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:

Tax Claim Bureau
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Domestic Relations Office
Of Columbia County
PO Box 380
Bloomsburg, PA 17815

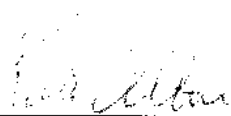
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Current Occupant
96.10 acres (Parcel No. 03-10-21)
Benton Township, Columbia County, PA

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

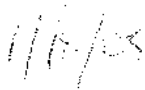
BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By:



Kurt Althouse, Esquire
Attorneys for Plaintiff

Date:



LEGAL DESCRIPTION

No. 2004-CV-204

Judgment Amount: \$298,685.49

Property: 96.10 Acres of Land located in Benton Township,
Columbia County, PA

ALL THOSE TWO CERTAIN PARCELS OF LAND SITUATE IN THE TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL NO. 1

BEGINNING at a post near a white oak tree and thence by lands now or formerly of John Ashelman South 39 degrees west 47 perches to a post; thence by the same south 50 degrees east 40.8 perches to a post; thence by lands now or formerly of heirs of John Koons south 39 degrees west 40 perches to a post; thence by lands now or formerly of Isaac Gibbons north 14 ½ degrees west 38 perches to a post; thence by the same north 4 ¾ degrees west 72 perches to a post; thence by the same south 43 ½ degrees west 58.5 perches to a post; thence by lands now or formerly of Charles Gibbons north 50 degrees west 33 perches to a stone in public road; thence by land now or formerly of H.D. Stine north 9 degrees west 14 perches to an oak tree at the side of the road; thence by the same north 3 ½ degrees west 11 ½ perches to a post; thence by the same north 27 degrees west 23 ¼ perches to a stone in the public road; thence by lands now or formerly of Harriet Kane and Peter Kane north 39 degrees east 82 perches to a post; thence by the division line between lands now or formerly of G.M. Gibbons and Phillip Gibbons south 49 degrees east 50 perches to a post near an apple tree; thence by the same north 39 degrees east 11 perches to a post; thence by the same south 51 ¾ degrees east 22 perches to a post; thence by the same north 58 degrees east 29 perches to a post; thence by the same south 25 ¾ degrees east 29 perches to a post; thence by the same south 25 ¾ degrees east 41.1 perches to a post; thence by the same south 20 degrees east 21.8 perches to PLACE OF BEGINNING and CONTAINING 70 acres.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land consisting of three acres, more or less, conveyed to Harry W. Rifendifer, by deed dated September 2, 1922, and recorded in Columbia County Deed Book 97 at page 429.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land consisting of 3.18 acres conveyed to Robert B. Kocher and Darla K. Kocher, Husband and Wife, by deed dated June 21, 1984, and recorded in Columbia County Deed Book 334 at page 005.

EXCEPTING AND RESERVING the residence and land in the above described parcel measuring 200 x 107 x 203 x 220 surrounding said residence.

PARCEL NO. 2

BEGINNING at a post on line of land now or formerly of Andrew Runnion, thence by land of J.M. Gibbons south 49 degrees east 50 perches to a post; thence by the same north 39 degrees east 11 perches to a post; thence by the same south 51 $\frac{3}{4}$ degrees east 22 perches to a post; thence by the same north 58 degrees east 29 perches to a post; thence by the same south 25 $\frac{3}{4}$ degrees east 41.1 perches to a post; thence by the same south 20 degrees east 21.8 perches to a post, near white oak tree; thence back to the place of beginning on line of land now or formerly of Andrew Runnion; thence by line of the same north 39 degrees east 38 perches to a post; thence by line of land now or formerly of Reuben Gibbons south 59 degrees east 120 perches to a public road stone corner, thence by lands now or formerly of John Ashelman south 50 $\frac{1}{4}$ degrees east 13.6 perches to a post; thence by the same south 39 degrees west 47 perches to a post near a white oak, the place of beginning. Containing 30 acres and 6 perches, more or less.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises, a tract of land consisting of 35,000 square feet conveyed to Carl E. Karns and Anna E. Karns, husband and wife, by deed dated April 28, 1952, and recorded in Columbia County Deed Book 158, at page 459.

BEING PART OF THE SAME PROPERTY conveyed to Thomas C. Benjamin and Lisa J. Benjamin herein by deed of Kenneth W. Speary, dated 2/7/91 and recorded in Columbia County Deed Book 469, Page 947.

TO BE SOLD AS THE PROPERTY OF THOMAS C. BENJAMIN AND LISA J. BENJAMIN.

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By: Kurt Althouse, Esquire

Identification No. 35238

Treeview Corporate Center, Suite 100

2 Meridian Boulevard

Wyomissing, PA 19610

(610) 374-8377/(610) 376-3105 FAX

Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

STATES RESOURCES CORP.,
assignee of Wachovia Bank, National
Association, f/k/a First Union National
Bank,

Plaintiff

vs

THOMAS C. BENJAMIN
and LISA J. BENJAMIN,

Defendants

:NO. 2004-CV-204

: *2005-ED-8*

:CIVIL ACTION - LAW

:ACTION IN MORTGAGE FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

STATES RESOURCES CORP., assignee of Wachovia Bank, National Association, f/k/a First Union National Bank, Plaintiff in the above-captioned action, sets forth as of December 21, 2004, the following information concerning the real estate owned by the Defendants consisting of 96.10 acres, having a Parcel No. of 03-10-21, located in Benton Township, Columbia County, Pennsylvania.

1. Name and address of owners or reputed owners:

Thomas C. and Lisa J. Benjamin
RR #1, Box 127 (15 Shale Ridge Road
Stillwater, PA 17878

2. Name and address of defendants in the judgment:

Thomas C. and Lisa J. Benjamin
RR #1, Box 127 (15 Shale Ridge Road)
Stillwater, PA 17878

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

States Resources Corp.
4848 South 131st Street
Omaha, NE 68137

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

States Resources Corp.
4848 South 131st Street
Omaha, NE 68137

Farmers Home Administration
Pennsylvania State Office
One Credit Union Pl., Suite 330
Harrisburg PA 17110

USDA FSA Service Center Office
Columbia County Farm Service Agency
702 Sawmill Road
Bloomsburg, PA 17815-7727

Meridian Bank, now Wachovia Bank, National Association
600 Penn Street, P.O. Box 1102
Reading, PA 19601

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

Farm Credit Service of Mid America ACA
P. O. Box 34390
Louisville, KY 40232

Telmark, Inc.
c/o Wells Fargo Financial Leasing
PO Box 4943
Syracuse, NY 13221

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:

Tax Claim Bureau
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Domestic Relations Office
Of Columbia County
PO Box 380
Bloomsburg, PA 17815

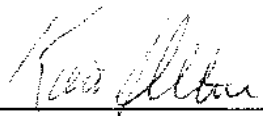
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Current Occupant
96.10 acres (Parcel No. 03-10-21)
Benton Township, Columbia County, PA

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

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By:



Kurt Althouse, Esquire
Attorneys for Plaintiff

Date:

1/15/08

LEGAL DESCRIPTION

No. 2004-CV-204

Judgment Amount: \$298,685.49

Property: 96.10 Acres of Land located in Benton Township,
Columbia County, PA

ALL THOSE TWO CERTAIN PARCELS OF LAND SITUATE IN THE
TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF
PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL NO. 1

BEGINNING at a post near a white oak tree and thence by lands now or formerly of John Ashelman South 39 degrees west 47 perches to a post; thence by the same south 50 degrees east 40.8 perches to a post; thence by lands now or formerly of heirs of John Koons south 39 degrees west 40 perches to a post; thence by lands now or formerly of Isaac Gibbons north 14 ½ degrees west 38 perches to a post; thence by the same north 4 ¾ degrees west 72 perches to a post; thence by the same south 43 ½ degrees east 58.5 perches to a post; thence by lands now or formerly of Charles Gibbons north 50 degrees west 33 perches to a stone in public road; thence by land now or formerly of H.D. Stine north 9 degrees west 14 perches to an oak tree at the side of the road; thence by the same north 3 ½ degrees west 11 ½ perches to a post; thence by the same north 27 degrees west 23 ¼ perches to a stone in the public road; thence by lands now or formerly of Harriet Kane and Peter Kane north 39 degrees east 82 perches to a post; thence by the division line between lands now or formerly of G.M. Gibbons and Phillip Gibbons south 49 degrees east 50 perches to a post near an apple tree; thence by the same north 39 degrees east 11 perches to a post; thence by the same south 51 ¾ degrees east 22 perches to a post; thence by the same north 58 degrees east 29 perches to a post; thence by the same south 25 ¾ degrees east 29 perches to a post; thence by the same south 25 ¾ degrees east 41.1 perches to a post; thence by the same south 20 degrees east 21.8 perches to PLACE OF BEGINNING and CONTAINING 70 acres.

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EXCEPTING AND RESERVING the residence and land in the above described parcel measuring 200 x 107 x 203 x 220 surrounding said residence.

PARCEL NO. 2

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EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises, a tract of land consisting of 35,000 square feet conveyed to Carl E. Karns and [redacted] his, husband and wife, by deed dated April 28, 1952, and recorded in Columbia County Deed Book 158, at page 459.

BEING PART OF THE SAME PROPERTY conveyed to Thomas C. Benjamin and Lisa J. Benjamin herein by deed of Kenneth W. Speary, dated 2/7/91 and recorded in Columbia County Deed Book 469, Page 947.

TO BE SOLD AS THE PROPERTY OF THOMAS C. BENJAMIN AND LISA J. BENJAMIN.

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By: Kurt Althouse, Esquire
Identification No. 35238
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2 Meridian Boulevard
Wyomissing, PA 19610
(610) 374-8377/(610) 376-3105 FAX

Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

STATES RESOURCES CORP.,
assignee of Wachovia Bank, National
Association, f/k/a First Union National
Bank,

Plaintiff

vs.

THOMAS C. BENJAMIN
and LISA J. BENJAMIN,

Defendants

:NO. 2004-CV-204

:
: *2005 ED-8*

:
: CIVIL ACTION - LAW

:
: ACTION IN MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Telmark, Inc.
c/o Wells Fargo Financial Leasing
PO Box 4943
Syracuse, NY 13221

The real estate consisting of 96.10 acres (Parcel No. 03-10-21) located in Benton Township, Columbia County, PA, on which you have an interest by virtue of a judgment, is scheduled to be sold at Sheriff's Sale on _____, 2005 at _____ M. in the Office of the Sheriff, Columbia County, 1st Floor, 35 West Main Street, Bloomsburg, Pennsylvania to enforce the Court's Judgment in the amount of \$298,685.49 against Thomas C. Benjamin and Lisa J. Benjamin.

**NOTICE OF LIENHOLDERS' RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to the Sheriff's Office the amount of the judgment plus interest, late charges, all costs and reasonable attorneys' fees due. To find out how much you must pay you may call: Kurt Althouse, Esquire at (610) 374-8377.

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling the Columbia County Sheriff's Office at (570) 389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will be completed only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Columbia County Sheriff's Office at (570) 389-5622.

4. You may be entitled to a share of the money which was paid for the property. A schedule of distribution of the money bid for the property will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the Schedule of Distribution.

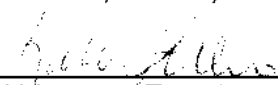
5. You may also have other rights and defenses, or ways of getting your property back, if you act immediately after the sale.

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

Susquehanna Legal Services
168 E. 5th Street, Bloomsburg, PA 17815
(570) 784-8760

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By:


Kurt Althouse, Esquire
Attorneys for Plaintiff

LEGAL DESCRIPTION

No. 2004-CV-204

Judgment Amount: \$298,685.49

Property: 96.10 Acres of Land located in Benton Township,
Columbia County, PA

ALL THOSE TWO CERTAIN PARCELS OF LAND SITUATE IN THE TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL NO. 1

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TO BE SOLD AS THE PROPERTY OF THOMAS C. BENJAMIN AND LISA J. BENJAMIN.

LEGAL DESCRIPTION

No. 2004-CV-204

Judgment Amount: \$298,685.49

Property: 96.10 Acres of Land located in Benton Township,
Columbia County, PA

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MAJOR EXEMPTIONS UNDER PENNSYLVANIA LAW AND FEDERAL LAW

1. \$300 statutory exemption
2. Bibles, school books, sewing machine, uniforms and equipment
3. Most wages and unemployment compensation
4. Social Security benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

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BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By: Kurt Althouse, Esquire

Identification No. 35238

Treeview Corporate Center, Suite 100

2 Meridian Boulevard, Wyomissing, PA 19610

Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

STATES RESOURCES CORP.,
assignee of Wachovia Bank, National
Association, f/k/a First Union National
Bank,

Plaintiff

vs.

THOMAS C. BENJAMIN
and LISA J. BENJAMIN,

Defendants

:NO. 2004-CV-204

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:CIVIL ACTION - LAW

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:ACTION IN MORTGAGE FORECLOSURE

CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, _____, one of the above-named Defendants, claim exemption of property from levy or attachment:

- (1) From my personal property in my possession which has been levied upon,

(a) I desire that my \$300 statutory exemption be:

(i) set aside in kind (specify property to be set aside in kind)

(ii) paid in cash following the sale of the property levied upon; or

(b) I claim the following exemption (specify property and basis of exemption): _____

- (2) From my property which is in the possession of a third party, I claim the following exemptions:

(a) my \$300 statutory exemption: _____ in cash; In kind (specify property): _____

(b) Social Security benefits on deposit in the amount of \$ _____;

(c) other (specify amount and basis for exemption): _____

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at: _____ (Address & Phone No.)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. 4904 relating to unsworn falsification to authorities.

Date: _____
(Defendant)

**THIS CLAIM TO BE FILED WITH THE OFFICE
OF THE SHERIFF OF COLUMBIA COUNTY**

Sheriff's Office

35 West Main Street, Bloomsburg, PA 17878
(570)278-4600, Ext. 140

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Treeview Corporate Center, Suite 100
2 Meridian Boulevard
Wyomissing, PA 19610
(610) 374-8377/(610) 376-3105 FAX

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and LISA J. BENJAMIN,

Defendants

: NO. 2004-CV-204

: *2005-ED 8*

: CIVIL ACTION - LAW

: ACTION IN MORTGAGE FORECLOSURE

WRIT OF EXECUTION
NOTICE

THIS PAPER IS A WRIT OF EXECUTION. IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU. IT MAY CAUSE YOUR PROPERTY TO BE HELD OR TAKEN TO PAY THE JUDGMENT. YOU MAY HAVE LEGAL RIGHTS TO PREVENT YOUR PROPERTY FROM BEING TAKEN. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY OF THESE RIGHTS. IF YOU WISH TO EXERCISE YOUR RIGHTS, YOU MUST ACT PROMPTLY.

THE LAW PROVIDES THAT CERTAIN PROPERTY CANNOT BE TAKEN. SUCH PROPERTY IS SAID TO BE EXEMPT. THERE IS A DEBTOR'S EXEMPTION OF \$300. THERE ARE OTHER EXEMPTIONS WHICH MAY BE APPLICABLE TO YOU. ATTACHED IS A SUMMARY OF THE MAJOR EXEMPTIONS. YOU HAVE OTHER EXEMPTIONS OR RIGHTS.

IF YOU HAVE AN EXEMPTION, YOU SHOULD DO THE FOLLOWING PROMPTLY: (1) FILL OUT THE ATTACHED CLAIM FORM AND DEMAND FOR A PROMPT HEARING. (2) DELIVER THE FORM OR MAIL IT TO THE SHERIFF'S OFFICE AT THE ADDRESS NOTED.

YOU SHOULD COME TO COURT READY TO EXPLAIN YOUR EXEMPTION. IF YOU DO NOT COME TO COURT AND PROVE YOUR EXEMPTION, YOU MAY LOSE SOME OF YOUR PROPERTY.

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

SUSQUEHANNA LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815
570-784-8760

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:ACTION IN MORTGAGE FORECLOSURE

SHERIFF'S INSTRUCTIONS

TO THE SHERIFF OF COLUMBIA COUNTY:

Kindly serve Defendant Thomas C. Benjamin with the Notice of Sale, Writ and related documents at his residence at R.R. 1, Box 127 (15 Shale Ridge Road), Stillwater, PA 17878, and make return of service to the undersigned.

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By:

Kurt Althouse
Kurt Althouse, Esquire

Date:

1/15/05

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By: Kurt Althouse, Esquire

Identification No. 35238

Treeview Corporate Center, Suite 100

2 Meridian Boulevard

Wyomissing, PA 19610

(610) 374-8377/(610) 376-3105 FAX

Attorneys for Plaintiff

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

STATES RESOURCES CORP.,
assignee of Wachovia Bank, National
Association, f/k/a First Union National
Bank,

Plaintiff

vs.

THOMAS C. BENJAMIN
and LISA J. BENJAMIN,

Defendants

:NO. 2004-CV-204

:

: *2005-ED-8*

:

:

:

:

:

:CIVIL ACTION - LAW

:

:

:

:

:

:ACTION IN MORTGAGE FORECLOSURE

SHERIFF'S INSTRUCTIONS

TO THE SHERIFF OF COLUMBIA COUNTY:

Kindly serve Defendant Lisa J. Benjamin with the Notice of Sale, Writ and related documents at her residence at R.R. 1, Box 127 (15 Shale Ridge Road), Stillwater, PA 17878, and make return of service to the undersigned.

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By:

Kurt Althouse
Kurt Althouse, Esquire

Date:

1/15/05

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

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Defendants

:NO. 2004-CV-204

: *2005-ED-8*

:CIVIL ACTION - LAW

:ACTION IN MORTGAGE FORECLOSURE

AFFIDAVIT OF RESIDENCE AND NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

: SS

COUNTY OF BERKS

Kurt Althouse, Esquire, being duly sworn according to law, does depose and say that he did, investigate the status of Thomas C. Benjamin and Lisa J. Benjamin, the above-captioned Defendants, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant, upon information provided by Plaintiff, avers that they are not now, nor were they within a period of three months last, in the military or naval service of the United States or otherwise with in the purview of the aforesaid Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendants is RR #1, Box 127 (15 Shale Ridge Road), Stillwater, PA 17878; and the address of the above Plaintiff is 4848 South 131st Street, Omaha, NE 68137.

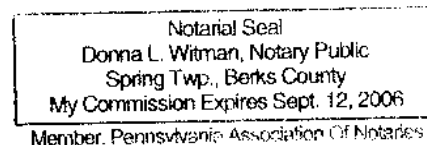
BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By: *Kurt Althouse*

Kurt Althouse, Esquire

Sworn to and subscribed before me this 19th day of January, 2005.

Donna L. Witman
Notary Public



BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By: Kurt Althouse, Esquire

Identification No. 35238

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and LISA J. BENJAMIN,

Defendants

: NO. 2004-CV-204

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: *2005-ED-8*

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: SS

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BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By:

Kurt Althouse
Kurt Althouse, Esquire

Sworn to and subscribed before me this 19th day of January, 2005.

Donna L. Witman
Notary Public

Notarial Seal
Donna L. Witman, Notary Public
Spring Twp., Berks County
My Commission Expires Sept. 12, 2006
Member, Pennsylvania Association Of Notaries

BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By: Kurt Althouse, Esquire

Identification No. 35238

Treeview Corporate Center, Suite 100

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Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

STATES RESOURCES CORP.,
assignee of Wachovia Bank, National
Association, f/k/a First Union National
Bank,

Plaintiff

vs.

THOMAS C. BENJAMIN
and LISA J. BENJAMIN,

Defendants

: NO. 2004-CV-204

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AFFIDAVIT OF RESIDENCE AND NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA

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COUNTY OF BERKS

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BINGAMAN, HESS, COBLENTZ & BELL, P.C.

By:

Kurt Althouse
Kurt Althouse, Esquire

Sworn to and subscribed before me this 19th day of January, 2005.

Donna L. Witman
Notary Public

Notarial Seal
Donna L. Witman, Notary Public
Spring Twp., Berks County
My Commission Expires Sept. 12, 2006
Member, Pennsylvania Association Of Notaries



States Resources Corp.
4848 South 131st Street
Omaha, NE 68137-1822
Overage Account
402-895-5236

SECURITY NATIONAL BANK
OMAHA, NE 68131
27-84/1040

3339


12/30/2004

PAY TO THE ORDER OF Sheriff of Columbia County, PA

\$ **1,350.00

One Thousand Three Hundred Fifty and 00/100*****

Sheriff of Columbia County, PA

DOLLARS 

MI MO Sheriff's sale

⑈003939⑈ ⑆104000841⑆080 673 0⑈



MP

SHERIFF'S SALE

WEDNESDAY APRIL 6, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 8 OF 2005 ED AND CIVIL WRIT NO. 204 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE TWO CERTAIN PARCELS OF LAND SITUATE IN TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL NO. 1

BEGINNING at a post near a white oak tree and thence by lands now or formerly of John Ashelman South 39 degrees west 47 perches to a post; thence by the same south 50 degrees east 40.8 perches to a post; thence by lands now or formerly of heirs of John Koons south 39 degrees west 40 perches to a post; thence by lands now or formerly of Isaac Gibbons north 14 ½ degrees west 38 perches to a post; thence by the same north 4 ¾ degrees west 72 perches to a post; thence by the same south 43 ½ degrees west 58.5 perches to a post; thence by lands now or formerly of Charles Gibbons north 50 degrees west 33 perches to a stone in public road; thence by land now or formerly of H.D. Stine north 9 degrees west 14 perches to an oak tree at the side of the road; thence by the same north 3 ½ degrees west 11 ½ perches to a post; thence by the same north 27 degrees west 23 ¼ perches to a stone in the public road; thence by lands now or formerly of Harriet Kane and Peter Kane north 39 degrees east 82 perches to a post; thence by the division line between lands now or formerly of G.M. Gibbons and Phillip Gibbons south 49 degrees east 50 perches to a post near an apple tree; thence by the same north 39 degrees east 11 perches to a post; thence by the same south 51 ¾ degrees east 22 perches to a post; thence by the same north 58 degrees east 29 perches to a post; thence by the same south 25 ¾ degrees east 29 perches to a post; thence by the same south 25 ¾ degrees east 41.1 perches to a post; thence by the same south 20 degrees east 21.8 perches to PLACE OF BEGINNING and CONTAINING 70 acres.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land consisting of three acres, more or less, conveyed to Harry W. Rifendifer, by deed dated September 2, 1922, and recorded in Columbia County Deed Book 97 at page 429.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land consisting of 3.18 acres conveyed to Robert B. Kocher and Darla K. Kocher, Husband and Wife, by deed dated June 21, 1984, and recorded in Columbia County Deed Book 334 at page 005.

EXCEPTING AND RESERVING the residence and land in the above described parcel measuring 200 x 107 x 203 x 220 surrounding said residence.

PARCEL NO. 2

BEGINNING at a post on line of land now or formerly of Andrew Runnion, thence by land of J.M. Gibbons south 49 degrees east 50 perches to a post; thence by the same north 39 degrees east 11 perches to a post; thence by the same south 51 ¾ degrees east 22 perches to a post; thence by the same north 58 degrees east 29 perches to a post; thence by the same south 25 ¾ degrees east 41.1 perches to a post; thence by the same south 20 degrees east 21.8 perches to a post, near white oak tree; thence back to the place of beginning on line of land now or formerly of Andrew Runnion; thence by line of the same north 39 degrees east 38 perches to a post; thence by line of land now or formerly of Reuben Gibbons south 59 degrees east 120 perches to a public road stone corner, thence by lands now or formerly of John Ashelman south 50 ¼ degrees east 13.6 perches to a post; thence by the same south 39 degrees west 47 perches to a post near a white oak, the place of beginning. Containing 30 acres and 6 perches, more or less.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises, a tract of land consisting of 35,000 square feet conveyed to Carl E. Karns and Ora E. Karns, husband and wife, by deed dated April 28, 1952, and recorded in Columbia County Deed Book 158, at page 459.

BEING PART OF THE SAME PROPERTY conveyed to Thomas C. Benjamin and Lisa J. Benjamin herein by deed of Kenneth W. Speary, dated 2/7/91 and recorded in Columbia County Deed Book 469, Page 947.

TO BE SOLD AS THE PROPERTY OF THOMAS C. BENJAMIN AND LISA J. BENJAMIN.

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
Kurt Althouse
2 Meridian Boulevard
Wyomissing, PA 19610

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

GENERAL ACCOUNT

DATE 06/20/05

PAY TO
THE ORDER OF

PAY
THE
AMOUNT
OF

Sheriff of Columbia County, PA

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER
Bingaman, Hess, Coblentz & Bell
A PROFESSIONAL CORPORATION
THREEVIEW CORPORATE CENTER
SUITE 100, 2 MERIDIAN BLVD. • WYOMISSING, PA 19610
CHECK # 57228

350
310

AMOUNT

658.54

\$

Six Hundred Fifty Eight and 54/100 DOLLARS

FIRST UNION

35 North 6th Street
Reading, PA 19601

SECURITY FEATURES INCLUDED. DETAILS ON BACK
057228 031000503 200504709119

VOID AFTER 90 DAYS

BINGAMAN HESS

ATTORNEYS AT LAW

DAVID E. TURNER
MARK G. YODER
KURT ALTHOUSE
LYNNE K. BEUST
HARRY D. McMUNIGAL
PATRICK T. BARRETT
ERIC J. FABRIZIO
ELIZABETH D. McMUNIGAL
ELIZABETH A. MAGOVERN*
DOMINIC A. DeCECCO
MAHLON J. BOYER

**Also admitted in Vermont*

Treeview Corporate Center
Suite 100 • 2 Meridian Boulevard
Wyomissing, PA 19610
610.374.8377
Fax 610.376.3105
www.bhch.com
June 17, 2005

RAYMOND K. HESS
RALPH J. ALTHOUSE, JR.
RETIRED

LLEWELLYN R. BINGAMAN
1907-1996
J. WENDELL COBLENTZ
1911-2003
JAMES F. BELL
1921-1988

Via Telecopier 1.570.389.5625 and Regular Mail

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 West Main Street, P.O. Box 380
Bloomsburg, PA 17815

RE: States Resources Corp., assignee of Wachovia Bank,
National Association, f/k/a First Union National
Bank vs. Thomas C. Benjamin and Lisa J. Benjamin
Docket Nos.: 2004 CV 204 and 2004 CV 205,
Execution No. 8 Ed. 2005 and Execution No. 9 Ed. 2005
Our File No. 99095-42

Dear Sheriff Chamberlain:

As you will recall, the Sheriff's sale in each of these cases was rescheduled to June 29, 2005, at my request because of the bankruptcy filing of Thomas and Lisa Benjamin. As of this writing, States has not been successful in obtaining relief from the automatic stay and, therefore, I must ask that the Sheriff's sale scheduled for June 29, 2005 be stayed.

Please allow this letter to act as our formal request that the Writ be stayed.
Please send us a final Bill of Costs.

Please let me know if you require anything further in this matter.

Sincerely yours,

BINGAMAN HESS



Kurt Althouse

KA:chh

cc: Brian Manning, Esquire
Robin Oberg, States Resources Corp.

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Kurt Althouse, Esq.

From: Sheriff Timothy T. Chamberlain

Fax:

Date: June 17, 2005

Phone:

Pages: 3

Re:

CC:

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

•Comments: attached are the cost sheets for the Benjamin sales. #8 ED 2005 has a balance due of \$658.54 and #9 ED 2005 has a balance due of #283.04

SHERIFF'S SALE COST SHEET

States Resources vs. Benjamin
 NO. 8-05 ED NO. 204-2004 JD DATE/TIME OF SALE Stayed

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>240.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>47.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</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>8.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>415.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1193.54</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1418.54</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>170.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID)

\$ 2008.54
1350.00 Dep.
Due \$658.54

BINGAMAN HESS

ATTORNEYS AT LAW

DAVID E. TURNER
MARK G. YODER
KURT ALTHOUSE
LYNNE K. BEUST
HARRY D. McMUNIGAL
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*Also admitted in Vermont

Treeview Corporate Center
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610.374.8377
Fax 610.376.3105
www.bhcb.com

JUNE 17, 2005

RAYMOND K. HESS
RALPH J. ALTHOUSE, JR.
RETIRED

LLEWELLYN R. BINGAMAN
1907-1996
J. WENDELL COLENTZ
1911-2003
JAMES F. BEEL
1921-1984

Via Telecopier 1.570.389.5625 and Regular Mail

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 West Main Street, P.O. Box 380
Bloomsburg, PA 17815

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National Association, f/k/a First Union National
Bank vs. Thomas C. Benjamin and Lisa J. Benjamin
Docket Nos.: 2004 CV 204 and 2004 CV 205,
Execution No. 8 Ed. 2005 and Execution No. 9 Ed. 2005
Our File No. 99095-42

Dear Sheriff Chamberlain:

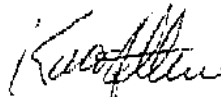
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Please allow this letter to act as our formal request that the Writ be stayed. Please send us a final Bill of Costs.

Please let me know if you require anything further in this matter.

Sincerely yours,

BINGAMAN HESS



Kurt Althouse

KA:chh

cc: Brian Manning, Esquire
Robin Oberg, States Resources Corp

BINGAMAN HESS

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RAYMOND K. HESS
 RALPH L. ALTHOUSE, JR.
 RETIRED

LLEWELLYN R. BINGAMAN
 1907-1966
 J. WENDELL COBLENTZ
 1911-2003
 JAMES F. BELL
 1921-1989

FAX TRANSMITTAL COVER SHEET

TO: Timothy T. Chamberlain, DATE: 6/17/05
 Sheriff

FAX NUMBER: 1.570.389.5625 FROM: Kurt Althouse, Esq.

CLIENT #: 9909542

OUR FAX NUMBER IS: (610)376-3105

WE ARE TRANSMITTING 2 PAGE(S) INCLUDING THIS COVER SHEET.

In case of a transmission problem, please contact:

Dunn

NOTE TO RECIPIENT: The information contained in this facsimile message is LEGALLY PRIVILEGED and CONFIDENTIAL information intended only for the use of the individual or entity named above. If you, the reader of this message, are not the intended recipient, you are hereby notified that you should not further disseminate, distribute or copy this telecopy. In addition, if you have received this telecopy in error, please immediately notify us by telephone (you may call collect at the number set forth above) and return the original message to us at the address above via United States Postal Service. We guarantee return postage. Thank You.

BINGAMAN HESS

ATTORNEYS AT LAW

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MARK G. YODER
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1907-1996
J. WENDELL COBLENTZ
1911-2003
JAMES F. BELL
1921-1988

April 6, 2005

Timothy T. Chamberlain, Sheriff
Columbia County Courthouse
35 West Main Street, P.O. Box 380
Bloomsburg, PA 17815

RE: States Resources Corp., assignee of Wachovia Bank,
National Association, f/k/a First Union National
Bank vs. Thomas C. Benjamin and Lisa J. Benjamin
Execution No. 8 Ed. 2005 and Execution No. 9 Ed. 2005
Our File No. 99095-42

Dear Sheriff Chamberlain:

Please allow this letter to confirm our phone conversation of April 6, 2005. As we discussed, Mr. and Mrs. Benjamin have filed a Petition for Relief under Chapter 13 of the Bankruptcy Code and the sale scheduled for April 6, 2005, was stayed by operation of Section 362 of the Bankruptcy Code.

Pursuant to Rule 3129, I have asked that the sale be postponed, rather than stayed.

You have indicated that the sale will be postponed to June 29, 2005 at 9:00 a.m.

In the interim, I will be seeking relief from the automatic stay.

Thank you for your attention. Please let me know if you have any questions.

Sincerely yours,

BINGAMAN HESS



Kurt Althouse

KA:chh

cc: Brian Manning, Esquire
Robin Oberg, States Resources Corp.

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 E.A.I.R. DEPARTMENT OF PUBLIC WELFARE P.O. BOX 8016 HARRISBURG, PA 17105	
B. Received by (Printed Name) JAN 28 1980		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.	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
1. Article Addressed to: States Resources Corp. 4848 South 131st St. Omaha, NE 68137		A. Signature X <i>[Signature]</i>	
2. Article Number (Transfer from service label)		B. Received by (Printed Name) <i>Bryon Morton</i>	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail		<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee C. Date of Delivery <i>1-31-05</i>	
4. Restricted Delivery? (Extra Fee)		D. Is delivery address different from item 1? If YES, enter delivery address below:	
<input type="checkbox"/> Yes		<input type="checkbox"/> Yes <input type="checkbox"/> No	

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 type="checkbox"/> Agent 8 X <i>[Signature]</i> <input checked="" type="checkbox"/> Address</p> <p>B. Received by <input type="checkbox"/> Printed Name <input type="checkbox"/> Date of Delivery <i>[Signature]</i> 2/1/2004</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; margin-top: 20px;">Farmers Home Administration One Credit Union Plaza Ste. 330 Harrisburg, PA 17110</p>	<p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail </div> <div> <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D. </div> </div>
<p>2. Tracking Number: [REDACTED]</p> <p><i>(Transfer from service label)</i></p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7004 1160 0005 9398 9742

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-154

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

2. Article Number

(Transfer from service label)

7004 1160 0005 9398 9761

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Address

B. Received by (Printed Name)

C. Date of Delivery

JAN 28 2005

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7004 1160 0005 9398 9785

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Telmark, Inc. c/o Wells Fargo Fin.
PO Box 4943
Syracuse, NY 13221

2. Article Number

(Transfer from service label)

7004 1160 0005 9398 9754

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Address

B. Received by (Printed Name)

C. Date of Delivery

Robert Rindler

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Address

B. Received by (Printed Name)

C. Date of Delivery

Faith Alston

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Law Office of
BRIAN E. MANNING
502 SOUTH BLAKELY ST., SUITE B
DUNMORE, PENNSYLVANIA 18512
TEL. 570-343-5350
FAX 570-343-5377
BRIANEMANNING@ADELPHIA.NET

Date: April 5, 2005

To: Kurt Althouse, Esquire and Sheriff of Columbia County

From: Brian E. Manning, Esquire

Re: Tom Benjamin

Fax Number(s): 610-376-3105 and 570-389-5625

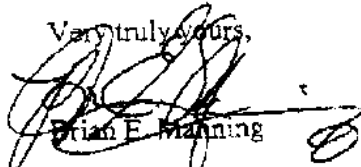
Number of Pages Including Cover Sheet: 2

Dear Kurt and Sheriff Chamberlain:

This afternoon I filed a bankruptcy proceeding for Tom and Lisa Benjamin. By virtue of 11 U.S.C. § 362 all proceedings against my client are stayed including but not limited to the foreclosure sale scheduled for tomorrow. Attached is a copy of the Notice of Bankruptcy Case Filing in this matter.

If either of you should have any questions or require anything further please feel free to contact me.

Very truly yours,


Brian E. Manning

The information contained in this facsimile transmission is intended only for the personal and confidential use of the designated recipients named above. The message may be an attorney-client communication, and as such is privileged and confidential. If the reader of this message is not the intended recipient, you are hereby notified that you have received this communication in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us by telephone and return the original message to us by mail.

**United States Bankruptcy Court
Middle District of Pennsylvania**

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 04/05/2005 at 3:26 PM and filed on 04/05/2005.

Thomas C Benjamin

15 Shale Ridge Rd.
Stillwater, PA 17878
SSN: xxx-xx-3992

aba

Shale Ridge Farmsaka Tom Benjamin

Lisa J. Benjamin

15 Shale Ridge Rd.
Stillwater, PA 17878
SSN: xxx-xx-8695

The case was filed by the debtor's attorney:

Brian E Manning

502 South Blakely Street
Dunmore, PA 18512
570 343-5350

The case was assigned case number 05-51769.

The filing of a bankruptcy case automatically stays certain actions against the debtor and the debtor's property. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://www.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Arlene Byers
Clerk, U.S.
Bankruptcy Court**

PACER Service Center

Transaction Receipt

SHERIFF'S SALE COST SHEET

States Resources Corpys. Thengs & Liss Benjamin
 NO. 8-05 ED NO. 204-204 JD DATE/TIME OF SALE 4-6-05 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>240.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>47.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>20.00</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>8.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>500.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1193.54</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1418.54</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL ***** \$ <u>52.50</u>	

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$ <u>892.09</u>	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL ***** \$ <u>897.09</u>		

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

SURCHARGE FEE (DSTE)	\$ <u>170.00</u>
MISC. _____	\$
_____	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 3038.13

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

States Resources Corp. vs Thomas & Lise Benjamin

NO. 8-05 ED NO. 204-04 JD

DATE/TIME OF SALE: 4-6-05 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

STATES RESOURCES CORP.

VS.


THOMAS & LISA BENJAMIN


WRIT OF EXECUTION #8 OF 2005 ED

POSTING OF PROPERTY

February 28, 2005 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF THOMAS & LISA BENJAMIN AT 15 SHALE RIDGE ROAD STILLWATER
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY CHIEF SHERIFF JAMES ARTER.

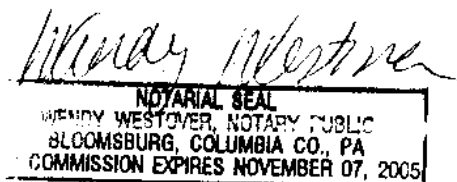
SO ANSWERS.


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 28TH DAY OF FEBRUARY 2005



STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

} SS

Paul R. Eyerly, President, being duly sworn according to Enterprise is a newspaper of general circulation with its pri 3185 Lackawanna Avenue, Bloomsburg, County of Colum was established on the 1st day of March, 1902, and has been said Town, County and State since that day and on the attached notice as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

SHERIFF SALE

WEDNESDAY APRIL 6, 2005 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 8 OF 2006 ED AND CIVIL WRIT NO. 204 OF 2004 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE TWO CERTAIN PARCELS OF LAND SITUATE IN TOWNSHIP OF BENTON, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL NO. 1

BEGINNING at a post near a white oak tree and thence by lands now or formerly of John Ashelman South 39 degrees west 47 perches to a post; thence by the same south 50 degrees east 40.8 perches to a post; thence by lands now or formerly of heirs of John Koons south 39 degrees west 40 perches to a post; thence by lands now or formerly of Isaac Gibbons north 14 1/2 degrees west 38 perches to a post; thence by the same north 4 3/4 degrees west 72 perches to a post; thence by the same south 43 1/2 degrees west 58.5 perches to a post; thence by lands now or formerly of Charles Gibbons north 50 degrees west 33 perches to a stone in public road; thence by land now or formerly of H.D. Stine north 9 degrees west 14 perches to an oak tree at the side of the road; thence by the same north 3 1/2 degrees west 11 1/2 perches to a post; thence by the same north 27 degrees west 23 1/4 perches to a stone in the public road; thence by lands now or formerly of Harriet Kane and Peter Kane north 39 degrees east 82 perches to a post; thence by the division line between lands now or formerly of G.M. Gibbons and Philip Gibbons south 49 degrees east 50 perches to a post near an apple tree; thence by the same north 39 degrees east 11 perches to a post; thence by the same south 51 3/4 degrees east 22 perches to a post; thence by the same north 58 degrees east 29 perches to a post; thence by the same south 25 3/4 degrees east 29 perches to a post; thence by the same south 25 3/4 degrees east 41.1 perches to a post; thence by the same south 20 degrees east 21.8 perches to PLACE OF BEGINNING and CONTAINING 70 acres.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land consisting of three acres, more or less, conveyed to Harry W. Rifendifer, by deed dated September 2, 1922, and recorded in Columbia County Deed Book 97 at page 429.

EXCEPTING AND RESERVING, NEVERTHELESS, from the above described premises a tract of land consisting of 3.18 acres conveyed to Robert B. Kocher and Darla K. Kocher, Husband and Wife, by deed dated June 21, 1984, and recorded in Columbia County Deed Book 334 at page 005.

EXCEPTING AND RESERVING the residence and land in the above described parcel measuring 200 x 107 x 203 x 220 surrounding said residence.

PARCEL NO. 2

BEGINNING at a post on line of land now or formerly of Andrew Runnion, thence by land of J.M. Gibbons south 49 degrees east 50 perches to a post; thence by the same north 39 degrees east 11 perches to a post; thence by the same south 51 3/4 degrees east 22 perches to a post; thence by the same north 58 degrees east 29 perches to a post; thence by the same south 25 3/4 degrees east 41.1 perches to a post; thence by the same south 20 degrees east 21.8 perches to a post, near white oak tree; thence back to the place of beginning on line of land now or formerly of Andrew Runnion; thence by line of the same north 39 degrees east 38 perches to a post; thence by line of land now or formerly of Reuben Gibbons south 59 degrees east 120 perches to a public road stone corner, thence by lands now or formerly of John Ashelman south 50 1/4 degrees east 13.6 perches to a post; thence by the same south 39 degrees west 47 perches to a post near

1.62 =

279 =

396-1.62 =

394-1.62 =

3 =

1.188 =

ess

1.188 =

is at

5.00 =

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1.188 =

n

2005.

(Notary Public)

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

I hereby certify that the advertising and for publishing the foregoing notice, and the