

1415-06
Mailing Date: **MAY 14 2007**

COMMONWEALTH OF PENNSYLVANIA
OFFICE OF ADMINISTRATIVE LAW JUDGE
FOR
PENNSYLVANIA LIQUOR CONTROL BOARD

PENNSYLVANIA STATE	:	
POLICE, BUREAU OF	:	Citation No. 06-2439
LIQUOR CONTROL ENFORCEMENT	:	
	:	
v.	:	Incident No. W06-334580
	:	
WINDSOR HEIGHTS BAR &	:	
RESTAURANT LLC	:	LID - 53951
55 WILLIAMSBURG BLVD.	:	
BLOOMSBURG, PA 17815-8562	:	
	:	
COLUMBIA COUNTY	:	
LICENSE NO. PGR-AP-SS-171	:	

SECOND SUPPLEMENTAL ORDER

On March 16, 2007, the Office of Administrative Law Judge issued an Order imposing a fine in the amount of \$1,250.00 which was to have been paid within 20 days of the mailing date of that Order.

On May 1, 2007 this Office issued a Supplemental Order imposing a three day(s) suspension, effective June 4, 2007 and continuing thereafter until the fine is paid. It was further ordered that if the fine was not paid within 60 days of the mailing date of that Order, the penalty would be reevaluated and revocation of the license would be considered.

This Office takes administrative notice that the license was placed into safekeeping because of sheriff seizure.

THEREFORE, since the license is in safekeeping, the Supplemental Order of the Office of Administrative Law Judge dated May 1, 2007, is hereby amended, by postponing the effective date of the three day(s) suspension and thereafter, pending reactivation of Licensee's license at which time the suspension period will be fixed by the Office of Administrative Law Judge.

IT IS FURTHER ORDERED that the Bureau of Licensing notify the Office of Administrative Law Judge of the reactivation of Licensee's license so an order may be entered fixing the dates for suspension.

IT IS FURTHER ORDERED that the \$1,250.00 fine be paid within 60 days of the mailing date of the May 1, 2006 Supplemental Order. If the fine is not paid, this matter will be reevaluated and revocation of the license will be considered.

Jurisdiction is retained pending final resolution of the penalty in this case.

Dated this 4th day of May, 2007.



Daniel T. Flaherty Jr., J.

an

RECORD OWNER AND
LIEN CERTIFICATE

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2007-06

A handwritten signature in black ink, appearing to read "C. R. Harding, Jr.", is written over the printed name of the agent.

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2007 - 06

Subject to the encumbrance and claims as follows:

TAXES: Account No. 18-02-04 and 18-02-04-018 collected by Sheriff

Lienable Water and Sewer Rents – Collected By Sheriff

Mechanics and Municipal Claims – Collected By Sheriff

Confession of Judgment :

Lucas- Beierschmitt Partnership, James P. Lucas, Larry G. Lucas, Gerald A.
Beierschmitt, III, Gerald A. Beierschmitt, Jr. to First Columbia Bank & Trust Co.

First Columbia Bank & Trust Co vs. Lucas- Beierschmitt Partnership, James P. Lucas, Larry G.
Lucas, Gerald A. Beierschmitt, III, Gerald A. Beierschmitt, Jr.

Complaint filed on May 5, 2006 to # 601-CV- 2006.

Defendants Larry Lucas and Gerald A. Beierschmitt, served by Certified Mail

Defendants served by Sheriff on June 1, 2006

Confession of Judgment filed May 5, 2006

Writ of Execution # 176-ED 2006 filed 11-15-2006

served by Sheriff on January 2, 2007

Bankruptcies: None of record in Columbia County

Exceptions: See attached

NOTE: The status or validity of title to the subject premises may be affected by matters disclosed by survey, rights of parties in possession and other items not found of record and not certified hereon. Therefore, the Applicant is cautioned against using this Certificate as a basis for consummating a real estate transaction, until this Certificate is converted into a Title Binder or Commitment at which time additional exceptions and settlement requirements will be added.

Settlement or removal of items and exceptions will not be made on this Certificate. This Certificate may be converted into a report for title insurance at any time. If the conversion is made within six months from the date hereof, credit will be allowed against the fee previously paid.

Exceptions

- 1) Restrictions for Windsor Heights Golf Community dated June 4, 1999 and recorded in Columbia County Record Book 727 page 580; Limited Waiver of Restrictions & Covenants for Windsor Heights Golf Community as recorded as Instrument No. 200107315; Additional Modification & Amendment to Restrictions & Covenants for Windsor Heights Golf Community dated December 7, 2002 , recorded to Instrument No. 200300313 (see attached)
- 2) Right of Way as granted by Balco Development, Inc. to PG Energy Inc. by instrument dated August 4, 1999 and recorded in Columbia County Record Book 736 page 858.
- 3) Setback, easements and all matters as shown on subdivision plan for Windsor Heights County Club Dated March 3, 1998 and recorded in Columbia County Map Book 7 page 1646A-C.
- 4) Setback, easements and all matters as shown on final subdivision plan for Windsor Heights County Club dated March 3, 1998 and last revised November 11, 1999 and recorded in Columbia County Map Book 7 page 1787 A-F.
- 5) Subject premises do not front on a public road. Access is via private roads owned and maintained by Developer. According to the Restrictions and Covenants a residential assessment is paid by all lot owners.
- 6) 20 foot wide sanitary sewer easement as shown on Subdivision Plan and on deed
- 7) The following rights-of-way:
 - a. P. Craig Pursel, et ux to Bell Telephone Co. as recorded in Misc. Book 44 page 667.
 - b. P. Craig Pursel, et ux to PP&L as recorded in Misc. Book 46 page 478.
 - c. P. Craig Pursel, et ux to PP&L as noted in Misc. Book 47 page 239.
- 8) RIGHT OF WAY AS GRANTED BY BLOOMSBURG PROPERTIES TO WTG-CENTRAL, INC. DATED JULY 12, 1988 AND RECORDED IN COLUMBIA COUNTY RECORD BOOK 414 PAGE 979.
- 9) EASEMENT AS GRANTED BY BLOOMSBURG PROPERTIES TO HEMLOCK MUNICIPAL SEWER CORPORATION BY INSTRUMENT DATED AUGUST 25, 1993 AND RECORDED IN COLUMBIA COUNTY RECORD BOOK 547 PAGE 951.
- 10) ANY RIGHTS REMAINING TO LINDA QUODOMINE UNDER AGREEMENT AS RECORDED AS PART OF INSTRUMENT NO. 200315680

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2007 -06

Effective Date: February 7, 2007

Based upon the examination of evidence in the appropriate public records, Company certifies that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This Certificate does not constitute title insurance; liability hereunder is assumed by the Company solely in its capacity as a abstractor for its negligence, mistakes or omissions in a sum not exceeding Two Thousand Dollars unless otherwise endorsed hereon.

.....
Legal Description – See attached Exhibit A

Record Owner: James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, Jr. and Gerald A. Beierschmitt, III, Partners of Lucas-Beierschmitt Partnership

Title to the said premises is vested in James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, Jr. and Gerald A. Beierschmitt, III, Partners of Lucas-Beierschmitt Partnership

All those certain lots, pieces or parcels of land situate, lying and being in the Township of Hemlock, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Tract one:

Beginning at a point on the southern edge of the right-of-way of Township Route No. 826, said point being the northwest corner of lands herein described; then by the southern edge of the right-of-way of Township Route No. 826 the following courses and distances; (1) North $64^{\circ} 34' 28''$ East 262.87 feet to a point; (2) North $24^{\circ} 45' 33''$ West 8.50 feet to a point; (3) North $65^{\circ} 14' 27''$ East 35.00 feet to a point; (4) South $24^{\circ} 45' 33''$ East 8.50 feet to a point; (5) North $65^{\circ} 14' 27''$ East 41.04 feet to a point; (6) North $64^{\circ} 22' 12''$ East 43.89 feet to an existing iron pill; then by lands of Richard M. and Diane Angelo South $32^{\circ} 39' 47''$ East 21.98 feet to an existing iron pipe; then by the same South $48^{\circ} 46' 01''$ East 39.93 feet to an existing iron pipe; then by the same South $26^{\circ} 54' 58''$ East 70.05 feet to an existing iron pipe on the northern edge of a 24 foot wide alley; then by the northern edge of a 24 foot wide alley South $62^{\circ} 03' 54''$ West 31.12 feet to a point; then by the western edge of an unnamed alley South $26^{\circ} 27' 33''$ East 16.18 feet to a point; then by lands of the Christian Lutheran Church South $63^{\circ} 32' 27''$ West 107.25 feet to an existing iron pin; then by the same South $26^{\circ} 42' 37''$ East 209.98 feet to an existing iron pipe; then by the same North $64^{\circ} 17' 49''$ East 106.73 feet to a point on the western edge of the aforementioned unnamed alley; then by the western edge of the aforementioned unnamed alley South $26^{\circ} 28' 00''$ East 418.41 feet to a point at a small run; then by lands of Bloomsburg Properties and along a small run South $70^{\circ} 41' 06''$ West 256.56 feet to a point in a small run; then by same North $27^{\circ} 38' 26''$ West 369.28 feet to an existing iron pin; then by the same South $62^{\circ} 18' 39''$ West 100.07 feet to an existing iron pin; then by the same North $27^{\circ} 38' 23''$ West 384.36 feet to the place of beginning containing 5.031 acre of land.

TAX CODE NO. 18,02-4

Tract Two:

Beginning at a set iron pin on the northern edge of the right-of-way of Interstate Route No. 80, said iron pin being the southwest corner of lands of the Township of Hemlock; thence by the northern edge of the right-of-way of Interstate Route No. 80 South $77^{\circ} 50' 07''$ West 835.28 feet to a set iron pin; thence by the same South $12^{\circ} 09' 36''$ East 30.00 feet to a set iron pin; thence by the same Smith $77^{\circ} 50' 01''$ W. 751.66 feet to a point; thence by the same by a curve having a radius of 2704.93, an arc distance of 313.38 feet and a chord bearing and distance of South $81^{\circ} 09' 19''$ West 313.20 feet to an existing iron pin; thence by lands of Donald J. and Marjorie G. Dieffenbacher North $56^{\circ} 30' 07''$ West 715.48 feet to an existing iron pin; thence by lands of Michael and Patricia Kuznicki, lands of John R. Jr. and Darlene L. Crawford, and lands of Ricky J. and Kristen E. Robinholt North $24^{\circ} 39' 31''$ East 2058.90 feet to a point; thence by the same North $82^{\circ} 03' 23''$ West 543.20 feet to a point in Hemlock Creek; thence by lands of Ricky J. and Kristen E. Robinholt and along and near the center of Hemlock Creek North $07^{\circ} 51' 58''$ W. 160.60 feet to a point; thence by the same North $11^{\circ} 33' 01''$ East 181.89 feet to a point; thence by the same North $13^{\circ} 28' 02''$ W. 159.95 feet to a point on the southern edge of the right-of-way of Township Route No. 826; thence by the southern edge of the right-of-way of Township Route No. 826 the following seven courses and distances;

1) North $74^{\circ} 41' 52''$ East 11.75 feet to a point; 2) North $74^{\circ} 17' 14''$ East 86.29 feet to a point; 3) North $71^{\circ} 37' 26''$ East 33.81 feet to a point; 4) North $68^{\circ} 15' 06''$ East 70.25 feet to a point; 5) North $65^{\circ} 53' 11''$ East 117.00 feet to a point; 6) North $65^{\circ} 22' 34''$ East 112.75 feet to a point; 7) North $65^{\circ} 04' 54''$ East 154.23 feet to a point;

Thence by lands of Suzanne H. Gates South 27° 38' 23" East 384.36 feet to a point; thence by the same North 62° 18' 39" East 100.07 feet to an existing iron pin; thence by the same South 27° 38' 26" East 369.28 feet to a point in a small run; thence by the same and along a small run North 70° 41' 06" East 256.56 feet to a point on the western edge of an unnamed alley; thence by the western edge of an unnamed alley South 26° 28' 00" East 1643.70 feet to a point; thence across said unnamed alley and along lands of Jeffrey R. and Janet L. Sutton North 66° 01' 14" East 188.65 feet to a point on the western edge of Township Route No. 376, said point being 0.44 feet from an existing iron pin; thence by the western edge of Township Route No. 376 South 26° 30' 28" East 67.10 feet to an existing iron pin; thence by lands of the Township of Hemlock South 66° 04' 42" West 253.37 feet to an existing iron pin; thence by the same North 25° 44' 45" West 19.96 feet to an existing iron pin; thence by the same South 64° 14' 27" West 82.03 feet to an existing iron pin; thence by the same South 25° 44' 45" East 31.91 feet to an existing iron pin; thence by the same South 30° 28' 33" East 585.68 feet to the place of beginning.

Containing 95.856 acres of land. Description written by Matthew W. Laidacker, PLS.

Subject to all easements and rights-of-way as recorded by deed or shown on Drawing Number 97-202 Map of David Miller and Associates dated 3/3/98.

EXCEPTING Lot No. 27 dated April 24, 2002 and recorded as Instrument No. 200205037.

EXCEPTING Lot No. 15 dated April 30, 2002 and recorded as Instrument No. 200205219.

EXCEPTING Lot No. 8 through and including Lot No. 13 dated April 30, 2002 and recorded as Instrument No. 200205239.

TAX CODE NO. 18,2-04

Tract Three:

Beginning at a set iron pin on the northern edge of the right-of-way of James Avenue a fifty foot-wide private right-of-way, said iron pin being in line of lands of Robert P. and Mary Mae Mausteller; then by lands of Robert P. and Mary Mae Mausteller South 82° 03' 35" East 164.89 feet to an existing iron pin; then by the same North 07° 41' 36" East 539.55 FEET to a point near the western edge of Hemlock Creek; Then by the same North 40° 33' 22" West 245.85 feet to a point near the western edge of Hemlock Creek; then by the same North 78° 18' 23" West 79.68 feet to a point near the center of Hemlock Creek; then by lands of Gary Bittenbender along and near the center of Hemlock Creek North 83° 14' 29" East 72.14 feet to a point; then by the same South 44° 24' 30" East 102.1 feet to a point; then by the same South 61° 04' 16" East 93.79 feet to a point; then by the same and lands of Bloomsburg Properties South 13° 28' 02" East 315.81 feet to a point; then by lands of Bloomsburg Properties continuing along and near the center of Hemlock Creek South 11° 33' 01" West 181.89 feet to a point; then by the same South 07° 51' 58" East 160.60 feet to a point; then by the same South 82° 03' 23" East 543.20 feet to a set iron pin; then by the same South 24° 39' 31" West 1439.34 feet to an existing iron pin; then by lands of John R. Jr. and Darlene L. Crawford North 24° 59' 14" 768.13 feet to an existing iron pin, then by lands of Linda J. O'Flaherty North 24° 27' 55" East 101.92 feet to an existing iron pin; then by lands of Lara J. Fecile South 75° 46' 38" East 206.48 feet to a set iron pin; then by lands of Lara J. Fecile South 75° 46' 38" East 206.48 feet to a set iron pin; then by the same North 17° 15' 40" East 211.33 feet to a set iron pin; then by the same North 01° 15' 35" East 109.68 feet to existing iron pin; then by the same North 85° 54' 59" West 71.36 feet to an existing iron pin on the eastern edge of the right-of-way of the cul-de-sac of James Avenue; then by the eastern edge of the cul-de-sac of James Avenue by a curve having a radius of 40.00 feet, an arc distance of 26.73 feet, and a chord bearing a distance North 15° 09' 37" West 26.23 feet to a set iron pin; then by the eastern edge of the right-of-way of James Avenue North 17° 01' 38" East 71.97 feet to a point; then by the same by a curve having a radius of 255.00, an arc distance of 153.96 feet and a chord bearing and distance of North 00° 16' 28" West 151.63 feet to a point; then by the same by a curve having a radius of 176.83, an arc distance 199.02 and a chord bearing and distance of North 49° 48' 54" West 188.68 feet to the place of beginning and containing 14.688 acres of land.

Subject to all easements and rights-of-way as recorded by deed or shown on the above plot plan.

TAX CODE NO. 18,02-4

EXCEPTING Lot No. 56 dated March 6, 2000 and recorded as Instrument No. 200001001.

EXCEPTING Lot No. 41 dated March 31, 2000 and recorded as Instrument No. 20003446.

EXCEPTING Lot No. 42 dated June 12, 2001 and recorded as Instrument No. 200105506.

EXCEPTING Lot No. 18 dated May 17, 2000 and recorded as Instrument No. 200006119.

EXCEPTING Lot No. 20 dated July 21, 2000 and recorded as Instrument No. 200007626.

EXCEPTING Lot No. 33 dated February 7, 2001 and recorded as Instrument No. 200101554.

EXCEPTING Lot No. 3 dated September 14, 2001 and recorded as Instrument No. 200109234.

EXCEPTING Lot No. 7 dated October 31, 2002, intended to be duly recorded.

PARCEL B

All those certain lots, pieces or parcels of land situate, lying and being in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

Tract 1:

Beginning at a point in the center of State Route No. 4006, also being known as "School House Road" said point also being the northwest corner now or formerly of L. Wayne Laidacker and Helen E. Laidacker, husband and wife, and the southwest corner of lands herein described; thence by the centerline of State Route No. 4006 the following courses and distances; North twelve degrees nineteen minutes thirty-eight seconds West (N. 12° 19' 38" W.) 111.01 feet; North nine degrees twenty-five minutes thirty-three seconds West (N. 09° 25' 33" W.) 69.35 feet; North four degrees thirty-two minutes thirty-four seconds West (N. 04° 32' 34" W.) 58.01 feet; North two degrees one minute twenty-eight seconds East (N. 02° 01' 28" E.) 66.18 feet; North eight degrees fifty-five minutes forty-three seconds East (N. 08° 55' 43" E.) 85.46 feet; North fifteen degrees thirty-eight minutes eighteen seconds East (N. 15° 38' 18" E.) 72.09 feet; North twenty-one degrees thirty-three minutes six seconds East (N. 21° 33' 06" E.) 59.56 feet to a point thence by Lot No. 3 of said Laidacker and passing through an iron pin set on line and crossing through Hemlock Creek South forty-four degrees thirteen minutes fifty-seven seconds East (S. 44° 13' 57" E.) 1,459.68 feet to a rebar set corner; then by lands of Bloomsburg Properties South twenty-four degrees thirty-nine minutes thirty-one seconds West (S. 24° 39' 31" W.) 259.78 feet to a rebar set corner; then by Lot No. 1 of said Laidacker and crossing through Hemlock Creek North fifty degrees thirteen minutes ten seconds West (N. 50° 13' 10" W.) 1,206.39 feet and passing through an iron pin set on line to the place of beginning.

Containing 10.00 acres of land. Being Lot No. 2 of the L. Wayne Laidacker and Helen E. Laidacker Subdivision dated June 18, 1996.

Also including a 15 foot sewer easement as shown on a plot plan as prepared by Matthew W. Laidacker P.L.S. dated June 18, 1996

This description was prepared from survey draft of Orangeville Surveying Consultants dated June 18, 1996, approved the Hemlock Township Supervisors on August 13, 1996, and recorded in Columbia County Map Book 7, Page 1053 on August 21, 1996.

Tax Code No. 18-07-06-01

Tract 2:

Beginning at a point in the center of State Route No. 4006, also being known as "School House Road" said point also being on line of lands of Donald J. and Marjorie G. Dieffenbacher and also being the southwest most corner of lands herein described; thence by the centerline of State Route No. 4006 the following courses and distances; North five degrees forty-six minutes thirty-three seconds East (N. 05° 46' 33" E.) 397.97 feet to a point; thence by the same North two degrees fifty-three minutes twelve seconds East (N. 02° 53' 12" E.) 67.06 feet to a point; thence by the same North two degrees two minutes twenty-two seconds West (N. 02° 02' 22" W.) 75.16 feet to a point; thence by the same North eight degrees zero minutes five seconds West (N. 08° 00' 05" W.) 89.38 feet to a point; thence by the same North twelve degrees nineteen minutes thirty-eight seconds West (N. 12° 19' 38" W.) 55.30 feet to a point thence by Lot No. 2 of Laidacker and passing through an iron pin on line and crossing through Hemlock Creek South fifty degrees thirteen minutes ten seconds East (S. 50° 13' 10" E.) 1,206.39 feet to a rebar set; thence by lands of Bloomsburg Properties South twenty-four degrees thirty-nine minutes thirty-one seconds West (S. 24° 39' 31" W.) 259.78 feet to an existing iron rebar with cap; thence by lands of Donald J. and Marjorie G. Dieffenbacher and crossing through Hemlock Creek North sixty-four degrees fifty-five minutes eighteen seconds West (N. 64° 55' 18" W.) 803.57 feet to a rebar set; thence by the same and crossing through Frozen Run South eighty-three degrees zero minutes thirty-four seconds West (S. 83° 00' 34" W.) 108.20 feet and passing through a rebar set online to the place of beginning.

Containing 9.242 acres of land. Being Lot No. 1 of the L. Wayne Laidacker and Helen E. Laidacker Subdivision dated June 18, 1996.

Also including a 15 foot sewer easement as shown on a plot plan as prepared by Matthew W. Laidacker P.L.S. dated June 18, 1996

This description was prepared from survey draft of Orangeville Surveying Consultants dated June 18, 1996, approved by The Hemlock Township Supervisors on August 13, 1996, and recorded in Columbia

County Map Book 7, Page 1053 on August 21, 1996.

Excepting and Reserving 8.772 acres to Linda Quodomine by deed dated December 5, 2003 and recorded in Columbia County at Instrument #200315680, as more fully shown on a map of survey recorded in Map Book 8, Page 460.

Tax Code No. 18-07-06-01

PARCEL C:

All that certain parcel, piece or plot of land situate, lying and being in the Township of Hemlock, County of Columbia and State of Pennsylvania, more fully described and bounded as follows, to wit:

Beginning at a point on the northerly right-of-way of State Route #4006 known as Schoolhouse Road at the centerline of Hemlock Creek;

Thence along the centerline of said Hemlock Creek and along lands now or formerly of Pinebrook Homes the following 30 courses and distances

North 13° 42' 30" West 96.51 feet to a point;
North 47° 42' 00" West, 128.5 feet to a point;
North 38° 37' 50" West, 90.07 feet to a point;
South 85° 57' 00" West, 172.53 feet to a point;
North 33° 07' 40" West, 74.86 feet to a point;
North 11° 47' 00" West 171.33 feet to a point;
North 18° 05' 40" East 155.52 feet to a point;
North 11° 18' 00" East 102.02 feet to a point;
North 35° 55' 00" East 54.44 feet to a point;
North 80° 41' 40" East 143.90 feet to a point;
North 47° 23' 10" East 108.42 feet to a point;
North 27° 01' 00" East 109.09 feet to a point;
North 15° 04' 20" East 168.26 feet to a point;
North 26° 54' 00" East 26.21 feet to a point;
North 12° 16' 10" West 32.44 feet to a point;
North 34° 32' 40" West 149.41 feet to a point;
North 16° 30' 40" West 39.93 feet to a point;
North 28° 16' 40" East 37.53 feet to a point;
North 58° 40' 30" East 96.39 feet to a point;
North 44° 03' 00" East 76.71 feet to a point;
North 86° 30' 40" East 29.16 feet to a point;
South 76° 49' 40" East 28.89 feet to a point;
South 46° 52' 00" East 123.65 feet to a point;
South 86° 06' 40" East 178.80 feet to a point;
North 28° 58' 50" East 83.65 feet to a point;
North 52° 54' 20" East 66.72 feet to a point;
North 10° 24' 20" East 156.05 feet to a point;
North 11° 52' 20" West 54.65 feet to a point;
North 26° 52' 10" West 80.11 feet to a point;
North 15° 05' 30" West 66.31 feet to a point on the southerly right-of-way line of SR #4010 known as Dahl Road, and at the centerline of said Hemlock, Creek;

Thence along the southerly right-of-way of Dahl Road North 79° 33' 30" East 333.89 feet to a point;
Thence along the same and along the westerly right-of-way of SR 0044, also known as Buckhorn Road along a curve to the right with a radius of fifty 50.00 feet, a curve length of 73.55' and along a chord that bears South 58° 18' 00" East 67.10 feet to a point; Thence along the westerly right-of-way of said Buckhorn Road South 16° 15' 10" East 155.55 feet to a found railroad spike;

Thence along lands now or formerly of Larue Hock South 76° 58' 50" West 200.00 feet to a point; Thence by the same South 13° 35' 10" East 284.84 feet to a found iron pin; Thence along lands now or formerly of Dina Hutson South 10° 01' 20" East 150.00 feet to a found iron pin; Thence along lands now or formerly of Albert Hunsinger South 08° 10' 40" East 223.80 feet to a point in a small stream; Thence along lands now or formerly of Garey Bittenbender and Leona Parks the following four courses and distances

South 79° 30' 10" West 485.23 feet to a point in said small stream;

South 04° 03' 50" West 86.10 feet to an iron pin;

South 35° 18' 20" West 167.04 feet to an iron pin;

South 15° 04' 20" East 452.2 feet to an iron pin in line of lands now or formerly of the Buckhorn Lutheran Parish; Thence by the same and lands now or formerly of Warn Pursel and lands now or formerly of Sidney Reese South 71° 04' 00" West 300.25 feet to an iron pin; Thence by lands now or formerly of said Pursel South 19° 03' 20" East 139.95 feet to a point on the northerly right-of-way of said Schoolhouse Road; Thence along said right-of-way of Schoolhouse Road South 79° 27' 00" West 98.29 feet to the point and place of beginning.

Containing 22.06 acres and being described as Parcel No. 1 on a survey performed by James M. Wood, PLS dated October 20, 2002 and last revised on November 7, 2002. Said survey was approved for subdivision and recorded in Columbia County in Map Book 8, Page 315 to Instrument No. 200213538.

Under and Subject to the following restrictions, which shall be a covenant running with the land:

1. No commercial or residential building may be constructed on said property.

Tax Code No.: 18-02-04-18

PARCEL D:

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an existing iron bar in line of lands of Balco Development, Inc., said iron bar being the northwest corner of lands herein described;

THEN through lands of Linda Quodomine North 65 degrees 17 minutes 33 seconds East 143.47 feet to a set iron pin;

THEN through lands of the same South 70 degrees 51 minutes 05 seconds East 27.76 feet to a point in or near the center of Hemlock Creek, said point being 13.20 feet East of a iron pin set on the last described line;

THEN through lands of Linda Quodomine and along and near the center of Hemlock Creek North 01 degrees 10 Minutes 48 seconds East 89.85 feet to a point;

THEN by lands of Balco Development, Inc. South 24 degrees 59 Minutes 14 seconds East 359.10 feet to an existing iron pin;

THEN by lands of Balco Development, Inc. South 24 degrees 39 minutes 34 seconds West 100.00 feet to an existing iron pin;

THEN by lands of Balco Development, Inc, North 44 degrees 13 minute 57 seconds West 384.75 feet to the place of BEGINNING.

CONTAINING 1.120 acres of land and designated as Lot No. 2 on a survey draft prepared by Matthew W. Laidacker, PLS, Orangeville surveying Consultants Inc. dated February 3, 2003 and recorded in Columbia County Map Book, 8 Page 460.

Being SUBJECT TO a 15 foot wide sanitary sewer easement.

SUBJECT TO the additional covenant and restriction that Balco Development, Inc., its successors and assigns, the burden of which shall run with the lands conveyed herein and the lands more particularly described in the deed recorded at Columbia County Instrument No. 200206040, less certain lands conveyed by deed dated December 5, 2003, from Balco Development, Inc. to Linda Quodomine comprised of 8.772 acres in Hemlock Township, Columbia County, PA (hereafter, the "Balco Residue"), shall be bound to construct a graded accessway to the creek at the eastern portion of Linda Quodomine's residual lands comprised of the lands described at Columbia County Instrument No. 200109314, less the lands conveyed herein (hereafter, the "Quodomine Residue"). The accessway shall be built to a size, location and to specifications designated by Linda Quodomine, so long as the same are reasonable. The duties of Balco Development, Inc., its successors and assigns shall include bringing in such fill, other materials and all labor and machinery necessary to complete said work.

SUBJECT TO the additional covenant and restriction that Balco Development, Inc., its successors and assigns (the burden of which shall run with the lands defined herein as the Balco Residue and the benefit of which shall run with the lands defined herein as the Quodomine Residue) shall not build any part of a golf green within 50 yards of any boundary with the Quodomine Residue. On or before December 31, 2003, Balco Development, Inc, shall plant evergreens (of douglas fir, blue spruce, hemlock or white pine variety) on the Balco Residue, no less than 6 feet in height, no less than 8 feet on center from each other in 2 rows no less than 10 feet nor more than 15 feet apart, between the Northeasterly boundary of the Balco residue (which has a course of North 44 degrees 13 minutes 57 seconds West) and any golf green constructed within 300 feet of said boundary, said planting to be centered on said golf green as it is approached from

its fairway. Balco Development, Inc., its successors and assigns shall maintain said buffer planting at all times in the future.

SUBJECT TO the following restrictions to be applied to the premises herein conveyed and the Quodomine Residue, said 8.772 acres conveyed by Balco Development Inc. to Linda Quodomine by deed dated December 5, 2003 located in Hemlock Township, Columbia County, PA, and the Balco Residue (the said three (3) parcels subject to said restrictions shall hereafter be referred to as the Affected Lots", as to the Balco Residue, Balco Development, Inc. has manifested agreement to the following restrictions, and extinguishment of the former restrictions applicable to the Affected Lots, by exchange of deeds now of record):

- (1) No structure other than single family dwelling, a barn, fences, workshop, guest house and related accessory structures shall be erected or placed upon any affected lot or portion thereof. Any such structure shall be erected according to all applicable township zoning requirements.
- (2) An owner of a lot within the Affected Lots may maintain horses thereon.
- (3) No mobile homes shall be erected or placed upon any of said Affected Lots or any portion thereof.
- (4) No junked or unlicensed motor vehicles except well maintained and working golf carts as well as tractors and other farm equipment, shall be permitted to remain on any of said Affected Lots.
- (5) Each single family dwelling shall contain a minimum of 1400 square feet, interior measure, excluding basements and garage areas.
- (6) These restrictions shall run with the ownership of each Affected Lots and shall be binding upon and enure to the benefit of each owner of an Affected Lot.
- (7) These restrictions shall apply to the Affected Lots.
- (8) These restrictions shall remain in effect for 50 years from the date first imposed.
- (9) The restrictions set forth herein shall entirely displace and replace the restrictions recorded at

Columbia County Record Book 637, Page 1085, and modified at Columbia County Record Book 655, Page 215 and said original restrictions and the modification thereof shall, in themselves, no longer be in force and effect and the present restrictions shall constitute covenants running with the land constituted by the Affected Lots.

Balco Development, Inc. has manifested its agreement with this change in the restrictions, as to the balance of the promises bound by these restrictions, by exchange of deeds of record.

UNDER AND SUBJECT TO the following easement for the sole use by Linda Quodomine for the purpose of watering and pasturing horses and to place a fence around the perimeter or within the same: Beginning at a point on line of lands of Balco Development, Inc., said point being North 24 degrees 59 minutes 14 seconds West 278.46 feet from an existing iron pin at the southeast corner of lands formerly of Linda Quodomine soon to be conveyed to Balco Development, Inc.; Thence from said point of beginning through lands soon to be conveyed to Balco Development, Inc. South 65 degrees 00 minutes 46 seconds West 39.62 feet to a point in or near the center of Hemlock Creek; Thence by lands of Linda Quodomine along and near the center of Hemlock Creek North 01 degrees 10 minutes 48 seconds East 89.85 feet to a point in or near the center of Hemlock Creek; Thence by lands now or formerly of Ricky J. and Kristen E. Robinholt and lands of Balco Development, Inc. South 24 degrees 59 minutes 14 seconds East 80.64 feet to the place of Beginning comprising 1,596.52 square feet of land.

Excepting and Reserving from the above-described premises the following lots:

- Lot No. 4 conveyed to Eastern Communities Limited Partnership;
- Lot No. 6 conveyed to Eastern Communities Limited Partnership;
- Lot Nos. 9, 10, 11, 12, 13 conveyed to Eastern Communities Limited Partnership
- Lot No. 14 conveyed to Kathleen J. Harrison & Leo J. Yodock, Jr.
- Lot No. 19 conveyed to Eastern Communities Limited Partnership;
- Lot No. 21 conveyed to Eastern Communities Limited Partnership;
- Lot No. 22 conveyed to Kathleen Harrison
- Lot No. 23 conveyed to Kathleen Harrison
- Lot No. 24 conveyed to Robert E. Shirk and Karol A. Shirk

Lot No. 25 conveyed to Sophia Drinis and Chrisline M. Casson;
Lot No. 26 conveyed to Town & Country Inc., d/b/a Town & Country Homes
Lot No. 28 conveyed to Town & Country Inc., d/b/a Town & Country Homes
Lot No. 29 conveyed to Eastern Communities Limited Partnerships;
Lot No. 30 conveyed to Eastern Communities Limited Partnership;
Lot No. 31 conveyed to Eastern Communities Limited Partnership;
Lot No. 35 conveyed to Kathy J. Marzari
Lot No. 36 conveyed to Eastern Communities Limited Partnership;
Lot No. 38, conveyed to James E. Peach;

Excepting, all of the following lots, as shown on Map of Windsor Heights Country Club as prepared by David Miller Associates, Inc., dated March 3, 1996 and duly recorded.

Lot No. 1; Lot No. 2; Lot No. 5; Lot No. 16; Lot No. 17; Lot No. 32; Lot No. 34; Lot No. 37; Lot No. 39;

Lot No. 40; Lot No. 43; Lot No. 44; Lot No. 45; Lot No. 46; Lot No. 47; Lot No. 48; Lot No. 49; Lot No. 50; Lot No. 51; Lot No. 52; Lot No. 53; Lot No. 54

BEING the same premises conveyed by Balco Development, Inc. to James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, Jr. and Gerald A. Beierschmitt, III, Partners of Lucas-Beierschmitt Partnership by Deed dated August 20, 2004, and recorded in the Office of the Recorder of Deeds of Columbia County to Instrument Number 200409739

EXCEPTING THEREFROM, all that certain piece, parcel and tract of land being designated as Lot No. 55 as more fully shown on the revised plan for Windsor Heights prepared by David Miller/Associates, Inc. and recorded in Columbia County Map Book 7 at Page 1787 A-E. Said Lot No. 55 being released from the Mortgage of First Columbia Bank & Trust Co. by virtue of a Partial Release of Mortgage dated January 19, 2005, and recorded on January 21, 2005, at Columbia County Instrument No. 200500736.

PARCELE

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin along the Northern side of State Highway leading from Buckhorn to Frosty Valley and in line of land now or formerly of Clarence E. Derr; Thence along the lands now or formerly of Clarence E. Derr, North 27 degrees West, 142.2 feet to an iron pin; Thence by lands now or formerly of said Derr, North 63 degrees East, 100 feet to an iron pin; Thence by lands now or formerly of said Derr, South 27 degrees East, 145 feet to an iron pin along the Northern side of said aforesaid State Highway; Thence along said State Highway, South 64 degrees 40 minutes West, 100 feet to an iron pin, being the place of BEGINNING. IT BEING ALL OF LOT NO. 7 of plot of lots laid out by Clarence E. Derr in accordance with a survey draft prepared August 28, 1957, by Howard Fetterolf, R.E.

BEING THE SAME premises granted and conveyed by Sindy Traver, Administratrix of the Estate of Sidney L. Reese to James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, Jr. and Gerald A. Beierschmitt, III by Deed dated April 22, 2005, and recorded in the office of the Recorder of Deeds of Columbia County to Instrument Number 200504173.

SHERIFF'S SALE COST SHEET

First Columbia Bank & Trust vs. Lucas & Beierschmitt
 NO. 176-06 ED NO. 601-06 JD DATE/TIME OF SALE Feb, 7 1300

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
LEVY (PER PARCEL	\$15.00 x 8	120.00 + 20.00 (Pers.) = 140.00
MAILING COSTS	\$ <u>42.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</u>	
POSTING HANDBILL	\$15.00	+ 10.00 (pers.) = 25.00
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.50</u>	
NOTARY	\$ <u>25.00</u>	
TOTAL *****		\$ <u>677.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>12741.18</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>12966.18</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>68.50</u>	
TOTAL *****		\$ <u>78.50</u>

REAL ESTATE TAXES:	<u>Amuse. Tax</u>	<u>75.00</u>
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>46661.68</u>	
TOTAL *****		\$ <u>46736.68</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$ <u>3058.50</u>	
WATER 20	\$	
TOTAL *****		\$ <u>3058.50</u>

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL *****	

TOTAL COSTS (OPENING BID) \$ 63717.36

COLUMBIA COUNTY SHERIFF'S OFFICE
SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia Bank + Trust vs Lucas & Hershchmitt

NO. 176-06 ED NO. 601-06 JD

DATE/TIME OF SALE: Feb. 7 1:00

BID PRICE (INCLUDES COST) \$ 1,000,000.00

POUNDAGE - 2% OF BID \$ 8,750.00

TRANSFER TAX - 2% OF FAIR MKT \$ 0.00

MISC. COSTS \$ 15,000.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 727,750.00

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): [Signature]

TOTAL DUE: \$ 727,750.00

LESS DEPOSIT: \$ 150,000.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 727,750.00



EXPENSE CHECK

CHECK NO. 052941

DATE 02/09/2007

PAY

71,217* DOLLARS 36 CENTS

TO THE ORDER OF COLUMBIA COUNTY SHERIFF'S OFFICE

AMOUNT
***71,217.36*

⑈052941⑈ ⑈031305936⑈ ⑈0185299⑈

05

60-593
313

SHERIFF'S SALE COST SHEET

First Columbia (West-Kent) VS. 21695 & Beliefschnitt
 NO. 176-06 ED NO. 67-06 JD DATE/TIME OF SALE Feb 7 1300

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
LEVY (PER PARCEL	\$15.00	120,000 x 1.25 = 150,000
MAILING COSTS	\$ <u>225.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>8.00</u>	
POSTING HANDBILL	\$15.00	x 10.00 = 100.00
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>9.50</u>	
NOTARY	\$ <u>25.00</u>	

TOTAL ***** \$ 677.50

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>124.12</u>
SOLICITOR'S SERVICES	\$75.00

TOTAL ***** \$ 1296.68

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>68.50</u>

TOTAL ***** \$ 78.50

REAL ESTATE TAXES:	<u>Amount Due</u>	<u>15.00</u>
BORO, TWP & COUNTY	20	\$
SCHOOL DIST.	20	\$
DELINQUENT	20	\$ <u>46,666.68</u>

TOTAL ***** \$ 46736.68

MUNICIPAL FEES DUE:	
SEWER	20
WATER	20

TOTAL ***** \$ 3058.50

SURCHARGE FEE (DSTE)	\$ <u>200.00</u>
MISC.	\$
	\$

TOTAL ***** \$ 200.00

TOTAL COSTS (OPENING BID) \$ 6571.50

PO Box 380
Bloomsburg, PA 17815

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

**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Fax

To: Atty. Jeff Hill

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date:

Re:

CC:

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

● **Comments:**

SHERIFF'S SALE

BY VIRTUE OF WRIT OF EXECUTION 176ED2006 TO ME DIRECTED BY THE COURTS,
THERE WILL BE SOLD AT PUBLIC SALE, ON FEBRUARY 7, 2007 AT 1 O'CLOCK PM
AT THE PLACE 55 WILLIAMSBURG BLVD BLOOMSBURG
COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, THE FOLLOWING ARTICLES
OF PERSONAL PROPERTY, TO WIT:

HUSKY 4 GALLON AIR COMPRESSOR W/ HOSE

YAMAHA GOLF CARTS

#28 SER# JN6311674	#29
#19	#10
#33	#40 JN6307552
#13	#50 JN6306926
#36	#49 JN6310884
#25 JN6308145	#44
#35 JN6306932	#31
#18 JN6306931	#37 JN6311244
#42	#54 JN6311533
#61 JN6311290	##43 JN6310909
#7	#22 JN6306936
#21	#48 JN6310907
#39 JNG307666	#6 JN6306923
#58 JN6 311536	#11 JN6307551
#12 JN6306933	#53 JN6313879
#15 JNG306929	#52
#23 JN6307543	#9
#1 JN6307550	#27
#17	#51 JN6311578
#60 JNG 311526	#34 JN6310917
#57 JN6312893	BLUE "CLUB CAR" GOLF CART
KAWASAKI FE290D469593	11 PULL STYLE BAG CARTS
JACOBSEN TEXTRON GREENS KING V MODEL #1862G	
HUSKY ELECTRIC PRESSURE WASHER 1750 PSI #0402063034	
GREEN CANVAS CANOPY APPROX. 20' X 40' (LOGO)	

PRO SHOP

ELO TOUCHSYSTEMS COMPUTER W/ MONITOR, CASH BOX, RECEIPT SYSTEM,
PRINTER, KEYBOARD

UNIDEN PHONE 2.4 GHZ CORDLESS

HP PRINTER DESKJET 3320

GRC DOCUSEAL 95 LAMINATOR

3 DRAWER CHERRY WOOD STAND
TOSHIBA 27" TV ON WALL STAND
ROUND CHERRY WOOD TABLE W/ 4 RESIN CHAIRS (GREEN)
CHERRY WOOD ENTERTAINMENT CENTER 70" HIGH 52" WIDE (APPROX.)

OFFICE AREA
DELL CPU KEYBOARD 15" MONITOR
GLASS TOP CHERRY WOOD DESK 5 DRAWER
CHERRY WOOD STAND (UNDER PRINTER)
LEXMARK X-63 COPY-FAX MACHINE
OFFICE CHAIR WITH ARMS & ROLLERS

SNACK SHOP
CASIO PCR 350 CASH REGISTER W/3 DRAWER LOCKING STAND
STAINLESS STEEL TABLE 3'x7' (APPROX)
GE MICROWAVE
BEVERAGE AIR GLASS FRONT COOLER #347036 4 SHELVES
TMC SLIDING GLASS DOOR REFRIGERATOR 346926 4 SHELVES
ALLURE BY BROAN STAINLESS EXHAUST HOOD
STAINLESS TABLE 3'X8' (APPROX.) BY "UNITED"
"RED BULL" ROLLING COOLER (ROUND) W/ LOGO

RESTAURANT
CONTINENTAL CHEST REFRIGERATOR
BLACK & DECKER COFFEE POT
HAMILTON BEACH COFFEE POT
SYSCO HOT PLATE WITH 3 COFFEE POTS
CG COMPUTER #X1060273
SUNIT SODA MACHINE
FRIGIDAIRE FREEZER
AMANA MICROWAVE
2 IMPERIAL DEEP FRYERS
SOUTHBEND GAS STOVE
SOUTHBEND 6 BURNER STOVE WITH GRILL
SOUTHBEND GRILL
SOUTHBEND OVEN MODEL F519
CONTINENTAL REFRIGERATOR 1-13459369
CONTINENTAL REGRIGERATOR 2-13459177
FLEETWOOD SLICING MACHINE EF12B0012191
3 BAY SINK
RCA 5 DISC CHANGER \$ SPEAKERS STEREO
3 STAINLESS TABLES
3 BAY HOT BAR
HOSHIZAKI MODEL KM 500MAF ICE MAKER K08996B
TATCO WALKIN FREEZER 00-467-TB
SHARP TV 628387

DELL 1600SC POWEREDGE COMPUTER, MONITOR, KEYBOARD
HP 750XI PRINTER

29 TABLES

138 CHAIRS

4 BAR TABLES

20 BAR STOOLS

RCA SRS FOCUS C303C50NJ MODEL PB2960 54" BIG SCREEN

3 WOODEN DART BOARDS

FOOSE BALL TABLE

2 MULTI COLORED COUCHES

MEGATOUCH FORCE 2005 VIDEO GAME

3 BAY STAINLESS COOLER

3 TAP BEER SYSTEM W/ COOLER

2 RCA G WIDE PLUS 27" COLORED TV

ENTUITIVE COMPUTER CASH REGISTER

ENERGY K-STAT RECEIVER

5 FOLDING TABLES

5 STSINLESS STEEL FOOD WARMERS

7 PATIO TABLES

31 PATIO CHAIRS

FRIGIDAIRE ENERBY STAR AIR CONDITIONER

CIGARETTE VENDING MACHINE

5 SERVING TRAY STANDS

GEM COMPUTER MONITOR

DELL COMPUTER TOWER

HEWLETT PACKARD LASERJ 5 PRINTER

WOODEN DESK

BLACK COMPUTER CHAIR

2 - 4 DRAWER FILE CABINETS

2 DRAWER FILE CABINET

ROUND WOODEN TABLE

DELL FLATSCREEN MONITOR

DELL COMPUTER TOWER

WOODEN DESK

COMPUTER CHAIR

9 GOLF BALL CLEANERS

BRIGGS & STRATTON GIANT VAC MODEL 196402

MAINTENANCE BUILDING

CUSHNAN TURF TRUCKSTER #SXML15763

JACOBSEN TEXTRON 3 WHEEL MOWER MODEL 1862G

JACOBSEN TEXTRON 4 WHEEL MOWER MODEL T528D

JACOBSEN TEXTRON 4 WHEEL MOWER MODEL LF3400

CUSHMAN TURF SWEEPER MODEL TD1500

VICON SEED SPREADER

CUSHMAN CART WITH SPREADER REV1013

YAMAHA GOLF CART

HUSKEY 26 GALLON 5 HP AIR COMPRESSOR
ECHO WEEDWACKER 08384597
ECHO WEEDWACKER 857601
PARTS WASHER
GOLF CART #AG0046-956854
GOLF CART W/ TRUCK BOX JR6000131
51 HUSQVARNA CHAINSAW
747 HUSQVARNA CHAINSAW
6" RYOBI BENCH GRINDER
LINCOLN ELECTRIC STICK WELDER MODEL AC-225
2 BLACK HOPPER PUSH SEED SPREADERS
FEATHER LITE LEAF BLOWER
CRAFTSMAN TOOL BENCH
CRAFTSMAN TOOL CHEST W/ TOP DRAWERS
SEARS 10/2/50 AMP BATTERY CHARGER
CEMENT MIXER
LAWN ROLLER PULL BEHIND
LIQUOR LICENSE # *PGR171LID53951*

TOGETHER WITH ALL OTHER ARTICLES FOUND AND BELONGING TO THE
DEFENDANT(S) AND NOT ENUMERATED:
SEIZED AND TAKEN INTO EXECUTION, AS THE PROPERTY OF JAMES P. LUCAS,
GERALD A BEIERSCHMITT, III AND GERALD BEIERSCHMITT, JR. PARTNERS T/A LUCAS-
BEIERSCHMITT PARTNERSHIP AT AND TO BE SOLD BY TIMOTHY T.
CHAMBERLAIN, SHERIFF OF COLUMBIA COUNTY, BLOOMSBURG, PA17815 (570-389-
5622).

MAIN STREET OFFICE
16 West Main Street
Bloomsburg, PA 17815-1703
570.389.0663 telephone
570.389.8027 facsimile

Susan M. Hill
Wm. Kim Hill

HARDING & HILL LLP

ATTORNEYS AT LAW

THIRD STREET OFFICE
38 West Third Street
Bloomsburg, PA 17815-1707
570.784.6770 telephone
570.784.6075 facsimile

Elwood R. Harding
P. Jeffrey Hill

February 1, 2007

SENT VIA FACSIMILE ONLY (389-5625)

Timothy Chamberlain, Sheriff
Sheriff's Office
Columbia County Courthouse
Bloomsburg, PA 17815

**RE: First Columbia Bank & Trust Co. vs. James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, III and Gerald A. Beierschmitt, Jr., Partners t/a Lucas-Beierschmitt Partnership
No. 601 CV of 2006**

Dear Sheriff:

First Columbia Bank & Trust Co. has decided to sell the real estate and personal property in one sale and will not auction the personal property separately.

Please call me if you have any questions concerning this matter.

Very truly yours,

Harding & Hill LLP



P. Jeffrey Hill, Esquire

PJH/ls

cc. Paul Page, Vice President, First Columbia Bank & Trust Co.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry 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 January 17, 24, 31, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner 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 31st day of Jan 2007

(Notary Public)
Commonwealth Of Pennsylvania
My commission expires
Notary Seal
Dennis L. Ashenfelter, 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.



County 024

PARCEL ID: 18-02-04-18.000

TAX YEAR: 2007

ALTERNATE ID:

EFFECTIVE DATE: 02/01/2007

Year Authority Fund

Year	Authority	Fund	Interest	Other	Penalty	Other	Total
2005	PRIM	1,021.29	101.04	102.13	45.00	8.42	1,277.88
2006	PRIM	1,035.00	.00	103.50	15.00	8.53	1,162.03
Total:		2,056.29	101.04	205.63	60.00	16.95	2,439.91

County 024

PARCEL ID: 18-02-004-0000

TAX YEAR: 2007

ALTERNATE ID:

EFFECTIVE DATE: 02/01/2007

Year

Authority

Fund

Year	Bill Roll	Tax	Interest	Penalty	On	Endor	Total Amount
2005	PRIM	18,519.74	1,833.36	1,851.95	45.00	152.78	22,402.83
2006	PRIM	18,365.61	.00	1,836.55	15.00	151.52	20,368.68
Total		36,885.35	1,833.36	3,688.50	60.00	304.30	42,771.51



County: 024

PARCEL ID: 18-07-008-01-000

TAX YEAR: 2007

ALTERNATE ID:

Sec: eg

EFFECTIVE DATE: 02/01/2007

Year Authority Fund

Delin Year	Bill	Prin	Int	Pen	Chgs	Int	Total
2005	PRIM	590.14	58.44	59.02	45.00	4.87	757.47
2006	PRIM	598.05	.00	59.81	15.00	4.93	677.79
Total		1,188.19	58.44	118.83	60.00	9.80	1,435.26

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) 784-6390

FIRST COLUMBIA BANK & TRUST CO.

Docket # 176ED2006

VS

MORTGAGE FORECLOSURE and
EXECUTION


JAMES P. LUCAS, LARRY G. LUCAS,
GERALD A. BEIERSCHMITT, III AND
GERALD A. BEIERSCHMITT, JR.,
PARTNERS T/A LUCAS-BEIERSCHMITT
PARTNERSHIP

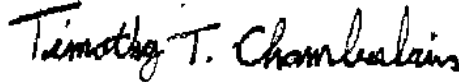
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 02, 2007, AT 1:05 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE and EXECUTION UPON LARRY LUCAS AT 55 WILLIAMSBURG BLVD,
BLOOMSBURG BY HANDING TO GERALD BEIERSCHMITT, III, PARTNER, 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 19, 2007


NOTARY PUBLIC



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

FIRST COLUMBIA BANK & TRUST CO.

Docket # 176ED2006

VS

MORTGAGE FORECLOSURE and
EXECUTION

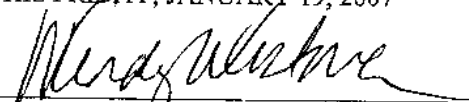
JAMES P. LUCAS, LARRY G. LUCAS,
GERALD A. BEIERSCHMITT, III AND
GERALD A. BEIERSCHMITT, JR.,
PARTNERS T/A LUCAS-BEIERSCHMITT
PARTNERSHIP


AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 02, 2007, AT 1:05 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE and EXECUTION UPON LARRY LUCAS AT 55 WILLIAMSBURG BLVD,
BLOOMSBURG BY HANDING TO GERALD BEIERSCHMITT, III, PARTNER, 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 19, 2007


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsbuurg, 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

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

FIRST COLUMBIA BANK & TRUST CO

VS.

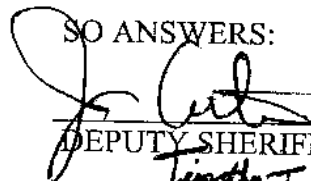
JAMES LUCAS, LARRY LUCAS, GERALD
BEIERSCHMITT, III, GERALD
BEIERSCHMITT, JR., PARTNERS T/A
LUCAS/BEIERSCHMITT PARTNERSHIP

WRIT OF EXECUTION #176 OF 2006 ED

POSTING OF PROPERTY

January 3, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JAMES LUCAS, LARRY LUCAS, GERALD BEIERSCHMITT, III, GERALD
BEIERSCHMITT, JR., PARTNERS T/A LUCAS/BEIERSCHMITT PARTNERSHIP AT 55
WILLIAMSBURG ROAD BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING
PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF
Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 8TH DAY OF JANUARY 2007



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
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FIRST COLUMBIA BANK & TRUST CO.

Docket # 176ED2006

VS

MORTGAGE FORECLOSURE and
EXECUTION

JAMES P. LUCAS, LARRY G. LUCAS,
GERALD A. BEIERSCHMITT, III AND
GERALD A. BEIERSCHMITT, JR.,
PARTNERS T/A LUCAS-BEIERSCHMITT
PARTNERSHIP

AFFIDAVIT OF SERVICE

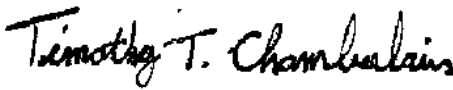
NOW, THIS TUESDAY, JANUARY 2, 2007, AT 1:05 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE and EXECUTION UPON GERALD BEIERSCHMITT, III AT 55
WILLIAMSBURG BLVD, BLOOMSBURG BY HANDING TO GERALD BEIERSCHMITT, III, A
TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

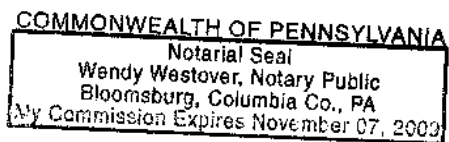
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JANUARY 03, 2007



NOTARY PUBLIC


X _____
TIMOTHY T. CHAMBERLAIN
SHERIFF



TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
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FIRST COLUMBIA BANK & TRUST CO.

Docket # 176ED2006

VS

MORTGAGE FORECLOSURE and
EXECUTION

JAMES P. LUCAS, LARRY G. LUCAS,
GERALD A. BEIERSCHMITT, III AND
GERALD A. BEIERSCHMITT, JR.,
PARTNERS T/A LUCAS-BEIERSCHMITT
PARTNERSHIP

AFFIDAVIT OF SERVICE


NOW, THIS TUESDAY, JANUARY 2, 2007, AT 1:05 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE and EXECUTION UPON JAMES P. LUCAS AT 55 WILLIAMSBURG
BLVD, BLOOMSBURG BY HANDING TO GERALD BEIERSCHMITT, III, PARTNER, 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, JANUARY 03, 2007



NOTARY PUBLIC


X

TIMOTHY T. CHAMBERLAIN
SHERIFF

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
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FIRST COLUMBIA BANK & TRUST CO.

Docket # 176ED2006

VS

MORTGAGE FORECLOSURE and
EXECUTION

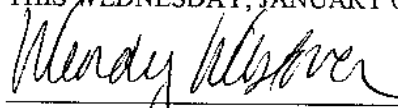
JAMES P. LUCAS, LARRY G. LUCAS,
GERALD A. BEIERSCHMITT, III AND
GERALD A. BEIERSCHMITT, JR.,
PARTNERS T/A LUCAS-BEIERSCHMITT
PARTNERSHIP

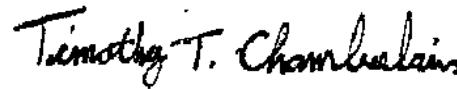
AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JANUARY 2, 2007, AT 1:05 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE and EXECUTION UPON GERALD BEIERSCHMITT, III AT 55
WILLIAMSBURG BLVD, BLOOMSBURG BY HANDING TO GERALD BEIERSCHMITT, III, 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, JANUARY 03, 2007


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

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FIRST COLUMBIA BANK & TRUST CO.

Docket # 176ED2006

VS

MORTGAGE FORECLOSURE and
EXECUTION

JAMES P. LUCAS, LARRY G. LUCAS,
GERALD A. BEIERSCHMITT, III AND
GERALD A. BEIERSCHMITT, JR.,
PARTNERS T/A LUCAS-BEIERSCHMITT
PARTNERSHIP

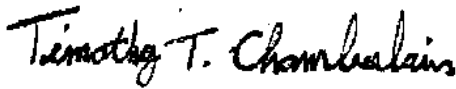
AFFIDAVIT OF SERVICE

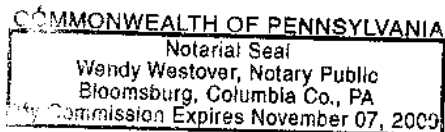
NOW, THIS TUESDAY, JANUARY 2, 2007, AT 1:05 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE and EXECUTION UPON GERALD BEIERSCHMITT, JR AT 55
WILLIAMSBURG BLVD, BLOOMSBURG BY HANDING TO GERALD BEIERSCHMITT, III, SON,
A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE
CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS WEDNESDAY, JANUARY 03, 2007


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF



SHERIFF'S SALE

BY VIRTUE OF WRIT OF EXECUTION 176ED2006 TO ME DIRECTED BY THE COURTS,
THERE WILL BE SOLD AT PUBLIC SALE, ON FEBRUARY 7, 2007 AT 1 O'CLOCK PM
AT THE PLACE 55 WILLIAMSBURG BLVD BLOOMSBURG
COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, THE FOLLOWING ARTICLES
OF PERSONAL PROPERTY, TO WIT:

HUSKY 4 GALLON AIR COMPRESSOR W/ HOSE

YAMAHA GOLF CARTS

#28 SER# JN6311674	#29
#19	#10
#33	#40 JN6307552
#13	#50 JN6306926
#36	#49 JN6310884
#25 JN6308145	#44
#35 JN6306932	#31
#18 JN6306931	#37 JN6311244
#42	#54 JN6311533
#61 JN6311290	##43 JN6310909
#7	#22 JN6306936
#21	#48 JN6310907
#39 JNG307666	#6 JN6306923
#58 JN6 311536	#11 JN6307551
#12 JN6306933	#53 JN6313879
#15 JNG306929	#52
#23 JN6307543	#9
#1 JN6307550	#27
#17	#51 JN6311578
#60 JNG 311526	#34 JN6310917
#57 JN6312893	BLUE "CLUB CAR" GOLF CART
KAWASAKI FE290D469593	11 PULL STYLE BAG CARTS
JACOBSEN TEXTRON GREENS KING V MODEL #1862G	
HUSKY ELECTRIC PRESSURE WASHER 1750 PSI #0402063034	
GREEN CANVAS CANOPY APPROX. 20' X 40' (LOGO)	

PRO SHOP

ELO TOUCHSYSTEMS COMPUTER W/ MONITOR, CASH BOX, RECEIPT SYSTEM,
PRINTER, KEYBOARD

UNIDEN PHONE 2.4 GHZ CORDLESS

HP PRINTER DESKJET 3320

GRC DOCUSEAL 95 LAMINATOR

3 DRAWER CHERRY WOOD STAND
TOSHIBA 27" TV ON WALL STAND
ROUND CHERRY WOOD TABLE W/ 4 RESIN CHAIRS (GREEN)
CHERRY WOOD ENTERTAINMENT CENTER 70" HIGH 52" WIDE (APPROX.)

OFFICE AREA
DELL CPU KEYBOARD 15" MONITOR
GLASS TOP CHERRY WOOD DESK 5 DRAWER
CHERRY WOOD STAND (UNDER PRINTER)
LEXMARK X-63 COPY-FAX MACHINE
OFFICE CHAIR WITH ARMS & ROLLERS

SNACK SHOP
CASIO PCR 350 CASH REGISTER W/3 DRAWER LOCKING STAND
STAINLESS STEEL TABLE 3'x7' (APPROX)
GE MICROWAVE
BEVERAGE AIR GLASS FRONT COOLER #347036 4 SHELVES
TMC SLIDING GLASS DOOR REFRIGERATOR 346926 4 SHELVES
ALLURE BY BROAN STAINLESS EXHAUST HOOD
STAINLESS TABLE 3'X8' (APPROX.) BY "UNITED"
"RED BULL" ROLLING COOLER (ROUND) W/ LOGO

RESTAURANT
CONTINENTAL CHEST REFRIGERATOR
BLACK & DECKER COFFEE POT
HAMILTON BEACH COFFEE POT
SYSCO HOT PLATE WITH 3 COFFEE POTS
CG COMPUTER #X1060273
SUNIT SODA MACHINE
FRIGIDAIRE FREEZER
AMANA MICROWAVE
2 IMPERIAL DEEP FRYERS
SOUTHBEND GAS STOVE
SOUTHBEND 6 BURNER STOVE WITH GRILL
SOUTHBEND GRILL
SOUTHBEND OVEN MODEL F519
CONTINENTAL REFRIGERATOR 1-13459369
CONTINENTAL REGRIGERATOR 2-13459177
FLEETWOOD SLICING MACHINE EF12B0012191
3 BAY SINK
RCA 5 DISC CHANGER \$ SPEAKERS STEREO
3 STAINLESS TABLES
3 BAY HOT BAR
HOSHIZAKI MODEL KM 500MAF ICE MAKER K08996B
TATCO WALKIN FREEZER 00-467-TB
SHARP TV 628387

DELL 1600SC POWEREDGE COMPUTER, MONITOR, KEYBOARD
HP 750XI PRINTER
29 TABLES
138 CHAIRS
4 BAR TABLES
20 BAR STOOLS
RCA SRS FOCUS C303C50NJ MODEL PB2960 54" BIG SCREEN
3 WOODEN DART BOARDS
FOOSE BALL TABLE
2 MULTI COLORED COUCHES
MEGATOUCH FORCE 2005 VIDEO GAME
3 BAY STAINLESS COOLER
3 TAP BEER SYSTEM W/ COOLER
2 RCA GWISE PLUS 27" COLORED TV
ENTUITIVE COMPUTER CASH REGISTER
ENERGY K-STAT RECEIVER
5 FOLDING TABLES
5 STSINLESS STEEL FOOD WARMERS
7 PATIO TABLES
31 PATIO CHAIRS
FRIGIDAIRE ENERBY STAR AIR CONDITIONER
CIGARETTE VENDING MACHINE
5 SERVING TRAY STANDS
GEM COMPUTER MONITOR
DELL COMPUTER TOWER
HEWLETT PACKARD LASERJ 5 PRINTER
WOODEN DESK
BLACK COMPUTER CHAIR
2 - 4 DRAWER FILE CABINETS
2 DRAWER FILE CABINET
ROUND WOODEN TABLE
DELL FLATSCREEN MONITOR
DELL COMPUTER TOWER
WOODEN DESK
COMPUTER CHAIR
9 GOLF BALL CLEANERS
BRIGGS & STRATTON GIANT VAC MODEL 196402

MAINTENANCE BUILDING
CUSHNAN TURF TRUCKSTER #SXML15763
JACOBSEN TEXTRON 3 WHEEL MOWER MODEL 1862G
JACOBSEN TEXTRON 4 WHEEL MOWER MODEL T528D
JACOBSEN TEXTRON 4 WHEEL MOWER MODEL LF3400
CUSHMAN TURF SWEEPER MODEL TD1500
VICON SEED SPREADER
CUSHMAN CART WITH SPREADER REV1013

YAMAHA GOLF CART
HUSKEY 26 GALLON 5 HP AIR COMPRESSOR
ECHO WEEDWACKER 08384597
ECHO WEEDWACKER 857601
PARTS WASHER
GOLF CART #AG0046-956854
GOLF CART W/ TRUCK BOX JR6000131
51 HUSQVARNA CHAINSAW
747 HUSQVARNA CHAINSAW
6" RYOBI BENCH GRINDER
LINCOLN ELECTRIC STICK WELDER MODEL AC-225
2 BLACK HOPPER PUSH SEED SPREADERS
FEATHER LITE LEAF BLOWER
CRAFTSMAN TOOL BENCH
CRAFTSMAN TOOL CHEST W/ TOP DRAWERS
SEARS 10/2/50 AMP BATTERY CHARGER
CEMENT MIXER
LAWN ROLLER PULL BEHIND

TOGETHER WITH ALL OTHER ARTICLES FOUND AND BELONGING TO THE
DEFENDANT(S) AND NOT ENUMERATED:
SEIZED AND TAKEN INTO EXECUTION, AS THE PROPERTY OF JAMES P. LUCAS,
GERALD A BEIERSCHMITT, III AND GERALD BEIERSCHMITT, JR. PARTNERS T/A LUCAS-
BEIERSCHMITT PARTNERSHIP AT AND TO BE SOLD BY TIMOTHY T.
CHAMBERLAIN, SHERIFF OF COLUMBIA COUNTY, BLOOMSBURG, PA17815 (570-389-
5622).

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/15/2006

SERVICE# 1 - OF - 20 SERVICES
DOCKET # 176ED2006

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JAMES P. LUCAS, LARRY G. LUCAS, GERALD A.
BEIERSCHMITT, III AND GERALD A. BEIERSCHMITT, JR.,
PARTNERS T/A LUCAS-BEIERSCHMITT PARTNERSHIP
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
JAMES P. LUCAS
55 WILLIAMSBURG BLVD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE and
EXECUTION

SERVED UPON Gerald - Partner

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-2-07 TIME 1305 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/15/2006

SERVICE# 2 - OF - 20 SERVICES
DOCKET # 176ED2006

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JAMES P. LUCAS, LARRY G. LUCAS, GERALD A. BEIERSCHMITT, III AND GERALD A. BEIERSCHMITT, JR., PARTNERS T/A LUCAS-BEIERSCHMITT PARTNERSHIP
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
LARRY LUCAS
55 WILLIAMSBURG BLVD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE and
EXECUTION

SERVED UPON Gerald

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-2-07 TIME 1305 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/15/2006

SERVICE# 3 - OF - 20 SERVICES
DOCKET # 176ED2006

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JAMES P. LUCAS, LARRY G. LUCAS, GERALD A. BEIERSCHMITT, III AND GERALD A. BEIERSCHMITT, JR., PARTNERS T/A LUCAS-BEIERSCHMITT PARTNERSHIP
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
GERALD BEIERSCHMITT, III
55 WILLIAMSBURG BLVD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE and
EXECUTION

SERVED UPON Gerald

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-2-07 TIME 1305 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

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

DEPUTY TC DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/15/2006

SERVICE# 4 - OF - 20 SERVICES
DOCKET # 176ED2006

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JAMES P. LUCAS, LARRY G. LUCAS, GERALD A.
BEIERSCHMITT, III AND GERALD A. BEIERSCHMITT, JR.,
PARTNERS T/A LUCAS-BEIERSCHMITT PARTNERSHIP
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
GERALD BEIERSCHMITT, JR.
55 WILLIAMSBURG BLVD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE and
EXECUTION

SERVED UPON

Gerald

RELATIONSHIP

Son

IDENTIFICATION

DATE

1-20-07

TIME

1305

MILEAGE

OTHER

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

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

F. OTHER (SPECIFY)

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

TC
DATE

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 11/15/2006

SERVICE# 11 - OF - 20 SERVICES
DOCKET # 176ED2006

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT JAMES P. LUCAS, LARRY G. LUCAS, GERALD A.
BEIERSCHMITT, III AND GERALD A. BEIERSCHMITT, JR.,
PARTNERS T/A LUCAS-BEIERSCHMITT PARTNERSHIP
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
WINDSOR HEIGHTS BAR & RESTAURANT LLC, TENANT
55 WILLIAMSBURG ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE and
EXECUTION

SERVED UPON Gerald owner

RELATIONSHIP _____ IDENTIFICATION _____

DATE 1-2-07 TIME 1305 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

TC
DATE _____

EXECUTION LEVY SHEET

PERSONAL PROPERTY LEVIED UPON

1- HUSKY 4gal AIR COMPRESSOR (PAWCAKE STYLE) w/HOSE	
YAMAHA GOLF CARTS (1) GREEN CAN-AD CANOPY APPROX. 26' x 40' (600)	
# 28 SER# JNL311674	# 29 NO #
# 19 NO #	# 10 NO #
# 33 NO #	# 40 JNL307552
# 13 NO #	# 52 JNL306926
# 36 NO #	# 49 JNL310884
# 25 JNL308145	# 44 NO #
# 35 JNL-306932	# 31 NO #
# 18 JNL-306931	HUSKY ELECTRIC PRESSURE WASHER
# 32 JNL-311244	1752 PSI # C402163034
# 42 NO #	(OUTSIDE GARAGE)
# 54 JNL-311533	JACOBSEN TEXTRON GREENS KING V
# 61 JNL-311290	MODEL# 186ZC
# 45 JNL 312909	# 7 NO #
# 22 JNL 306936	# 21 NO #
# 48 JNL-310907	# 39 JNL307466
# 6 JNL-306923	
# 58 JNL 311536	(11) FULL STYLE BAG CARTS
# 11 JNL 307551	# 12 JNL306933
# 53 JNL 313874	# 15 JNL306929
# 23 JNL 307543	# 9 NO #
# 52 NO #	# 1 JNL307550
# 27 NO #	# 17 NO #
# 60 JNL311526	EXCITE "CLUB CAR" GOLF CART NO #
# 34 JNL310917	KAWASAKI FL2903464595
# 51 JNL311578	
# 57 JNL312893	

EXECUTION LEVY SHEET

PERSONAL PROPERTY LEVIED UPON

01-02-2007

"PRC SHOP"

(1) "ELC" TOUCH SYSTEMS COMPUTER W/ MONITOR

- CASH BOX

- RECEIPT SYSTEM

- PRINTER (LEXMARK)

- KEYBOARD (KEYTRONIC)

CORDEN PHONE 2.4 GHZ WIRELESS

HP PRINTER DESKJET 3320

GBC TRULSEAL 95 LAMINATOR

1- 3 DRAWER CHERRY WOOD STAND

1- TOSHIBA 27" TV ON WALL STAND

1- ROUND CHERRY WOOD TABLE W/ 4 RESIN CHAIRS (GREEN)

1- CHERRY WOOD ENTERTAINMENT CENTER 70" HIGH 50" WIDE (APPROX.)

* OFFICE AREA * 2) CHERRY WOOD END STANDS 2 SHELVES EA.

1- DELL CPU - KEYBOARD - 15" MONITOR

1- GLASS TOP CHERRY WOOD DESK 5 DRAWER

1- CHERRY WOOD STAND (PRINTER)

1- LEXMARK X-63 COPY-FAX-MACHINE

1- OFFICE CHAIR W/ ARMS ON ROLLERS

"SNACK SHOP"

1) CASIO PCR 350 CASH REGISTER W/ 3 DRAWER LOCKING STAND

1) STAINLESS STEEL TABLE 3'x7' (APPROX)

1) GE MICROWAVE (BLACK)

1) BEVERAGE AIR GLASS FRONT COOLER # 347036 4 SHELVES

1) TMC SLIDING GLASS DOOR REFRIGERATOR 346926 4 SHELVES

1) ALLURE BY BROSAN STAINLESS EXHAUST HOOD

1) STAINLESS TABLE 3'x5' (APPROX) BY "UNITED"

1) "RED BULL" ROLLING COOLER (ROUND) W/ LOGO

EXECUTION LEVY SHEET

PERSONAL PROPERTY LEVIED UPON

1. CONTINENTAL CHEST REFRIGERATOR
1. BLACK & DECKER COFFEE POT
1. HAMILTON BEACH COFFEE POT
1. SYSCO HOT PLATE WITH 3 COFFEE POTS
1. CG COMPUTER SN# X1060273
1. SUMMIT SODA MACHINE
1. FRIGIDAIRE FREEZER
1. AMANA MICROWAVE
- 2 IMPERIAL DEEP FREEZERS
1. SOUTH BEND GAS OVEN
1. SOUTH BEND 6 BURNER STOVE WITH GRILL
1. SOUTH BEND GRILL
1. SOUTH BEND OVEN MODEL F519
1. CONTINENTAL R SN# 1 1345969
1. CONTINENTAL R SN# 2 13459177
1. FLEETWOOD SLEEPING MAKING SN# EF12B0012191
1. 3 BAY SINK
1. RCA 5 DISC CHANGER & SPEAKERS
3. STAINLESS TAPES
- 1-3 BAY HOT BAR
1. HOSHIZAKI MODEL KM500HAF ICE MAKER SN# K08896B
1. TAYCO WAKIDAKI IN FREEZER SN# 00-467-TB
1. SHARP TV SN# 628387
1. DELL 1600 SC POWER EDGE COMPUTER
1. HP 8750 XI PRINTER
1. DELL COMPUTE WITH MON. SN# X1023533
1. CUSHMAN TUFF TRUCKSTER SA LM15763
1. JACOBSEN TEXTRON 3 WHEEL MOWER MODEL 1862 G
1. JACOBSEN TEXTRON 4 WHEEL MOWER MODEL T528 D
1. JACOBSEN TEXTRON 4 WHEEL MOWER MODEL LF3408
1. CUSHMAN TUFF SWEEPER MODEL TD1500
1. VICON SEED SPIDER
1. CUSHMAN CART WITH SPARE SN# REV1013
1. YAMAHA GOLF CART
1. HUSKEY 26 GAL SHP AIR COMPRESSOR
1. ECHO WEED WACKER SN# 08384599
1. ECHO WEED WACKER SN# 857601
1. PARTS WASHER

EXECUTION LEVY SHEET

PERSONAL PROPERTY LEVIED UPON

- 19
43
37
- | | |
|--|--|
| 29 - Tables | 1 - Golf Cart Serial # AG0746-956854 |
| 13 3/4 Chairs | 1 - Golf Cart w/Truck Box Serial # JRG 000131 |
| 4 - Bar Tables | 1 - 51 Husqvarna Chain Saw |
| 20 - Bar Stools | 1 - 747 Husqvarna Chain Saw |
| 1 - RCA SRS - Focus sat C303C50N1 model PB2960 | 1 - 6" Ryobi Bench Grinder |
| 54" Big Screen | |
| 3 wooden DART BOARDS | |
| 1 - Foosie Ball Table | 1 - Lincoln Electric Stick welder Model # AC 225 |
| 2 - Multi colored couch | 1 - JACOBSON Traction 15626 Lawn mower |
| 1 - Mega Touch Force 2005 video game | 2 - Black Hoppers push seed spreaders |
| 1 - 3 Bay stainless steel cooler | 1 - Feather lite Leaf Blower |
| 1 - 3 Bay system w/cooler | 1 - CRAFTSMAN Tool Bench |
| 2 - RCA 6 wide plus 27" colored TVs | 1 - CRAFTSMAN Tool chest w/Top drawers |
| 1 - Electronic computer cash register | 1 - Sears 10/50 AMP BATTERY charger |
| 1 - Energy K-Stat Receiver | 1 - Cement mixer |
| 5 - Folding Tables | 1 - Lawn Roller Pul Behind |
| 5 - stainless steel food warmers | |
| 2 - patio Tables | |
| 31 - patio chairs | |
| 1 - Frigidaire Energy Star Air conditioner | |
| 1 - Cigarette vending machine | |
| 5 - wooden TAY STANDS | |
| 1 - Ben computer monitor | |
| 1 - Dell computer Tower | |
| 1 - Hewlett Packard Laser 55 printer | |
| 1 - wooden Desk | |
| 1 - Black computer chair | |
| 2 - 4 Drawer File cabinet | |
| 1 - 2 Drawer File cabinet | |
| 1 - Round wooden Table | |
| 1 - Dell Flat screen monitor | |
| 1 - Dell computer Tower | |
| 1 - wooden Desk | |
| 1 - computer chair | |
| 1 - 2 Drawer File cabinet | |
| 9 - Golf Cart chairs | |
| 1 - Briggs & Stratton Giant VAC Model # 196402 | |

DENISE D. OTTAVIANI
HEMLOCK TOWNSHIP TAX COLLECTOR
116 FROSTY VALLEY RD
BLOOMSBURG PA 17815
(570) 784-9310

copy

Windsor Heights Restaurant
55 Williamsburg Blvd.
Bloomsburg PA 17815

March 10, 2005

Lucas-Bcierschmitt Partnership

Re: Hemlock Township Ordinance #11-82A
Amusement Device Tax

Any establishment in Hemlock Township that has a coin operated amusement game is required to pay an annual amusement device tax. This tax includes any coin operated game that does not dispense tangible personal property or reproduces music. Therefore each coin operated kiddy ride, pool table, video game, pinball machine, etc. is subject to a \$75.00 amusement device tax.

Hemlock Township Ordinance #11-82A states that it is the responsibility of the owner of the amusement devices or the owner of the premises upon which the amusement device is located or the owner of the business where the said amusement device is located to pay the annual amusement device tax. A copy of the ordinance may be obtained at the Hemlock Township Building, 26 Firehall Rd., Bloomsburg, PA 17815.

Enclosed is an application that must be filled out and returned along with the \$75.00 per machine tax payment to Hemlock Township Tax Collector and mailed to the above address by March 31, 2005.

Sincerely,

Denise Ottaviani
Denise Ottaviani

{ one machine }

*2006
\$75.00 Amusement Tax
Not Paid for 2006*

*Note: These are copies of
2005 Amusement Tax Application*

DENISE D. OTTAVIANI
HEMLOCK TWP. TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815

AMUSEMENT TAX LICENSE APPLICATION

DATE 5/11/05

APPLICANT INFORMATION

NAME Gerald B. Burschmitt PHONE 7848868
Windsor Heights Bar & Rest. LLC
ADDRESS 55 Williamsburg Blvd. OCCUPATION owner
PRIOR ADDRESS _____ U.S. CITIZEN YES X NO _____

PREMISES OWNER INFORMATION

NAME _____ PHONE _____
ADDRESS _____
LENGTH OF LEASE _____

MACHINE INFORMATION

NAME OF BUSINESS WHERE MACHINES ARE
TO BE INSTALLED Windsor Heights Restaurant
LOCATION OF BUSINESS WHERE MACHINES
ARE TO BE INSTALLED 55 Williamsburg Blvd. Bloomsburg
NUMBER OF MACHINES TO BE LICENSED 1 BUSINESS PHONE 7848868
\$75.00 ck# 578

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST
OF MY KNOWLEDGE, AND I ALSO UNDERSTAND THAT A NON-REFUNDABLE PROCESSING FEE
OF SEVENTY-FIVE (\$75.00) DOLLARS PER MACHINE IS DUE WITH THIS APPLICATION.

APPLICANT SIGNATURE Gerald B. Burschmitt

OFFICE USE ONLY

DATE RECEIVED 5/5/05
LICENSE NUMBER 5-2005
DATE ISSUED 5-25-2005
BY Denise D. Ottaviani

Tax Notice 2006 County & Municipality

HEMLOCK TWP
MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
 116 Frosty Valley Road
 Bloomsburg PA 17815

HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM
 MAY - JUNE: TUE & THUR 3PM - 6PM
 AFTER OCTOBER 31 BY APPOINTMENT
PHONE: 570-784-9310

FOR: COLUMBIA COUNTY

DATE
 03/01/2006

BILL NO.
 19622

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	403,365	5.646	2,231.85	2,277.40	2,505.14
SINKING		1.345	531.68	542.53	596.78
FIRE		.75	296.47	302.52	332.77
TWP RE		2.5	988.24	1,008.41	1,109.25
WATER		.00019	75.11	76.64	84.30

The discount & penalty have been calculated for your convenience

PAY THIS AMOUNT

April 30
 If paid on or before

June 30
 If paid on or before

June 30
 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENTS REQUESTED

LUCAS JAMES P & ETAL
 T/A LUCAS-BEIRSCHMITT PARTNERSHIP
 55 WILLIAMSBURG BLVD
 BLOOMSBURG PA 17815

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	DISCOUNT	PENALTY	PARCEL	LAND	BUILDINGS	TOTAL ASSESSMENT
2 %	2 %	10 %	10 %	18 -02 -004-00,000	98.27 Acres	303,810	403,365
						99,555	
						403,365	

This tax returned to courthouse on:
 January 1, 2007

TAX NOTICE 2006 SCHOOL REAL ESTATE

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:
 DENISE D. OTTAVIANI
 116 FROSTY VALLEY ROAD
 BLOOMSBURG, PA 17815

HOURS JULY & AUG TUE & THUR 1-6PM
 OCT 19, 24, 26 & 31 1-6PM
 OR BY APPT
 PHONE 570-784-9310

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.

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT FACE	INC PENALTY
REAL ESTATE	403365	35.100	13874.95	14158.11	15573.92

M LUCAS JAMES P & ETAL
 T/A LUCAS-BEIRSCHMITT PARTNER
 55 WILLIAMSBURG BLVD
 BLOOMSBURG PA 17815

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.
PARCEL 18 02 00400000	14762

Land	303810.00	THIS TAX RETURNED TO COURT HOUSE
Building	99555.00	JANUARY 1, 2007
98.27 ACRES		

Copy 1

NAME AND ADDRESS CORRECTION REQUESTED

Tax Notice 2006 County & Municipality

HEMLOCK TWP
MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
 116 Frosty Valley Road
 Bloomsburg PA 17815

HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM
 MAY - JUNE: TUE & THUR 3PM - 6PM
 AFTER OCTOBER 31 BY APPOINTMENT
PHONE: 570-784-9310

FOR: COLUMBIA COUNTY

DATE
 03/01/2006

BILL NO.
 19624

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	13,190	5.646	72.98	74.47	81.92
SINKING		1.345	17.39	17.74	19.51
FIRE		.75	9.69	9.89	10.88
TWP RE		2.5	32.32	32.98	36.28
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT				132.38	148.59
				April 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LUCAS JAMES P & ETAL
 T/A LUCAS-BEIERSCHEMITT PARTNERSHIP
 55 WILLIAMSBURG BLVD
 BLOOMSBURG PA 17815

If you desire a refund, send a self-addressed stamp paid envelope with your payment.
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

CNTY	TWP	DISCOUNT	PENALTY	PARCEL	LOT	ACRES	Buildings	Land	Total Assessment
2 %	2 %	10 %	10 %	18-07-006-01,000	2	10.47	13,190	0	13,190
This tax returned to courthouse on: January 1, 2007									

TAX NOTICE 2006 SCHOOL REAL ESTATE

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

DENISE D. OTTAVIANI
 116 FROSTY VALLEY ROAD
 BLOOMSBURG, PA 17815

FOR BLOOMSBURG SCHOOL DISTRICT

DATE 07/01/2006

BILL# 000638

DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT PAID	INC PENALTY
REAL ESTATE	13190	35.100	453.71	462.97	509.27
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.					
PAY THIS AMOUNT			453.71	462.97	509.27
			AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER

SCHOOL PENALTY AT 10%

M LUCAS JAMES P & ETAL
 A T/A LUCAS-BEIERSCHEMITT PARTNER
 I 55 WILLIAMSBURG BLVD
 L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.
PARCEL 18 07 00601000	15291
LOT 2 20040-9739	THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 2007
10.47 ACRES	

Tax Notice 2006 County & Municipality

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

Denise D Ottaviani
116 Frosty Valley Road
Bloomsburg PA 17815

HOURS: MARCH - APRIL: TUE & THUR 1PM TO 6PM
MAY - JUNE: TUE & THUR 3PM - 6PM
AFTER OCTOBER 31 BY APPOINTMENT

PHONE: 570-784-9310

FOR: COLUMBIA COUNTY

DATE
03/01/2006

BILL NO.
19623

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	22,827	5.646	126.30	128.88	141.77
SINKING		1.345	30.09	30.70	33.77
FIRE		.75	16.78	17.12	18.83
TWP RE		2.5	55.93	57.07	62.78
The discount & penalty have been calculated for your convenience			229.10	233.77	257.15
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LUCAS JAMES P & ETAL
T/A LUCAS-BEIERSCHEMITT PARTNERSHIP
55 WILLIAMSBURG BLVD
BLOOMSBURG PA 17815

Discount 2% 2%
Penalty 10% 10%
PARCEL: 18-02-004-18,000
22.06 Acres Land 22,827
Buildings 0
Total Assessment 22,827

This tax returned to courthouse on:
January 1, 2007

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

TAX NOTICE 2006 SCHOOL REAL ESTATE

HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

DENISE D. OTTAVIANI
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815

HOURS: JULY & AUG TUE & THUR 1-6PM
OCT 19, 24, 26 & 31 1-6PM
OR BY APPT
PHONE 570-784-9310

FOR BLOOMSBURG SCHOOL DISTRICT				DATE 07/01/2006		BILL# 000639	
DESCRIPTION	ASSESSMENT	RATE	LESS DISC	AMOUNT DUE	INC PENALTY		
REAL ESTATE	22827	35.100	785.21	801.23	881.35		
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.				PAY THIS AMOUNT	785.21	801.23	881.35
				AUG 31	OCT 31	OCT 31	
				IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER	

SCHOOL PENALTY AT 10%

M LUCAS JAMES P & ETAL
A T/A LUCAS-BEIERSCHEMITT PARTNER
I 55 WILLIAMSBURG BLVD
L BLOOMSBURG PA 17815

PROPERTY DESCRIPTION		ACCT.	16877
PARCEL 18 02 00418000			
Land	22040-9739		
22.06 ACRES			
THIS TAX RETURNED TO COURT HOUSE			
JANUARY 1, 2007			

Copy 1

NAME AND ADDRESS CORRECTION REQUESTED

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) 784-6308

Thursday, November 16, 2006

**DENISE OTTAVIANI-TAX COLLECTOR
116 FROSTY VALLEY ROAD
BLOOMSBURG, PA 17815-**

FIRST COLUMBIA BANK & TRUST CO.

VS

**JAMES P. LUCAS, LARRY G. LUCAS, GERALD A. BEIERSCHMITT, III AND
GERALD A. BEIERSCHMITT, JR., PARTNERS T/A LUCAS-BEIERSCHMITT
PARTNERSHIP**

DOCKET # 176ED2006

JD # 601JD2006

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

*Need
Parcel #'s*

All 5?

18-2-4

18-7-6-1

18-2-4-18

FIRST COLUMBIA BANK & TRUST CO., IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
VS. :
: CIVIL ACTION - LAW
JAMES P. LUCAS, LARRY G. LUCAS, :
GERALD A. BEIERSCHMITT, III and :
GERALD A. BEIERSCHMITT, JR., :
Partners t/a LUCAS-BEIERSCHMITT :
PARTNERSHIP, :
DEFENDANTS. : NO. 601 CV OF 2006

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. _____ OF 2006 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 ~~AT THE SHERIFF'S OFFICE~~, COLUMBIA
COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

SALE WILL BE HELD AT
55 WILLIAMSBURG ROAD
BLOOMSBURG, PA

February 7, 2007
AT 1 O'CLOCK, P.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST OF
THE DEFENDANTS IN AND TO: See Attached Description of all Real and Personal Property

THIS real property is improved with an 18 hole golf course, pro shop and clubhouse
including restaurant.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will,
not later than thirty (30) days after the sale, file a Schedule of Distribution in his office 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 First Columbia Bank & Trust Co. v.
James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, III and Gerald A. Beierschmitt, Jr.,
Partners, t/a Lucas-Beierschmitt Partnership, Defendants.

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

P. JEFFREY HILL, ESQUIRE
Harding & Hill LLP
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770

THOMAS A. FRENCH, ESQUIRE
Rhoads & Sinon LLP
1 S. Market Square, P.O. Box 1146
Harrisburg, PA 17108-1146
(717) 233-5731

PARCEL A

All those certain lots, pieces or parcels of land situate, lying and being in the Township of Hemlock, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

Tract One:

Beginning at a point on the southern edge of the right-of-way of Township Route No. 826, said point being the northwest corner of lands herein described; then by the southern edge of the right-of-way of Township Route No. 826 the following courses and distances: (1) North $64^{\circ} 34' 28''$ East 262.87 feet to a point; (2) North $24^{\circ} 45' 33''$ West 8.50 feet to a point; (3) North $65^{\circ} 14' 27''$ East 35.00 feet to a point; (4) South $24^{\circ} 45' 33''$ East 8.50 feet to a point; (5) North $65^{\circ} 14' 27''$ East 41.04 feet to a point; (6) North $64^{\circ} 22' 12''$ East 43.89 feet to an existing iron pin; then by lands of Richard M. and Diane Angelo South $32^{\circ} 39' 47''$ East 21.98 feet to an existing iron pipe; then by the same South $48^{\circ} 46' 01''$ East 39.93 feet to an existing iron pipe; then by the same South $26^{\circ} 54' 58''$ East 70.05 feet to an existing iron pipe on the northern edge of a 24 foot wide alley; then by the northern edge of a 24 foot wide alley South $62^{\circ} 03' 54''$ West 31.12 feet to a point; then by the western edge of an unnamed alley South $26^{\circ} 27' 33''$ East 16.18 feet to a point; then by lands of the Christ Lutheran Church South $63^{\circ} 32' 27''$ West 107.25 feet to an existing iron pin; then by the same South $26^{\circ} 42' 37''$ East 209.98 feet to an existing iron pipe; then by the same North $64^{\circ} 17' 49''$ East 106.73 feet to a point on the western edge of the aforementioned unnamed alley; then by the western edge of the aforementioned unnamed alley South $26^{\circ} 28' 00''$ East 418.41 feet to a point at a small run; then by lands of Bloomsburg Properties and along a small run South $70^{\circ} 41' 06''$ West 256.56 feet to a point in a small run; then by same North $27^{\circ} 38' 26''$ West 369.28 feet to an existing iron pin; then by the same South $62^{\circ} 18' 39''$ West 100.07 feet to an existing iron pin; then by the same North $27^{\circ} 38' 23''$ West 384.36 feet to the place of beginning, containing 5.031 acre of land.

TAX CODE NO. 18,02-4

Tract Two:

Beginning at a set iron pin on the northern edge of the right-of-way of Interstate Route No. 80, said iron pin being the southwest corner of lands of the Township of Hemlock; thence by the northern edge of the right-of-way of Interstate Route No. 80 South $77^{\circ} 50' 07''$ West 835.28 feet to a set iron pin; thence by the same South $12^{\circ} 09' 36''$ East 30.00 feet to a set iron pin; thence by the same South $77^{\circ} 50' 01''$ W. 751.66 feet to a point; thence by the same by a curve having a radius of 2704.93, an arc distance of 313.38 feet and a chord bearing and distance of South $81^{\circ} 09' 19''$ West 313.20 feet to an existing iron pin; thence by lands of Donald J. and Marjorie G. Dieffenbacher North $56^{\circ} 30' 07''$ West 715.48 feet to an existing iron pin; thence by lands of Michael and Patricia Kuznicki, lands of John R. Jr. and Darlene L. Crawford, and lands of Ricky J. and Kristen E. Robinholt North $24^{\circ} 39' 31''$ East 2058.90 feet to a point; thence by the same North $82^{\circ} 03' 23''$ West 543.20 feet to a point in Hemlock Creek; thence by lands of Ricky J. and Kristen E. Robinholt and along and near the center of Hemlock Creek North $07^{\circ} 51' 58''$ W. 160.60 feet to a point; thence by the same North $11^{\circ} 33' 01''$ East 181.89 feet to a point; thence by the same North $13^{\circ} 28' 02''$ W.

159.95 feet to a point on the southern edge of the right-of-way of Township Route No. 826; thence by the southern edge of the right-of-way of Township Route No. 826 the following seven courses and distances:

- 1) North 74° 41' 52" East 11.75 feet to a point;
- 2) North 74° 17' 14" East 86.29 feet to a point;
- 3) North 71° 37' 26" East 33.81 feet to a point;
- 4) North 68° 15' 06" East 70.25 feet to a point;
- 5) North 65° 53' 11" East 117.00 feet to a point;
- 6) North 65° 22' 34" East 112.75 feet to a point;
- 7) North 65° 04' 54" East 154.23 feet to a point;

Thence by lands of Suzanne H. Gates South 27° 38' 23" East 384.36 feet to a point; thence by the same North 62° 18' 39" East 100.07 feet to an existing iron pin; thence by the same South 27° 38' 26" East 369.28 feet to a point in a small run; thence by the same and along a small run North 70° 41' 06" East 256.56 feet to a point on the western edge of an unnamed alley; thence by the western edge of an unnamed alley South 26° 28' 00" East 1643.70 feet to a point; thence across said unnamed alley and along lands of Jeffrey R. and Janet L. Sutton North 66° 01' 14" East 188.65 feet to a point on the western edge of Township Route No. 376, said point being 0.44 feet from an existing iron pin; thence by the western edge of Township Route No. 376 South 26° 30' 28" East 67.10 feet to an existing iron pin; thence by lands of the Township of Hemlock South 66° 04' 42" West 253.37 feet to an existing iron pin; thence by the same North 25° 44' 45" West 19.96 feet to an existing iron pin; thence by the same South 64° 14' 27" West 82.03 feet to an existing iron pin; thence by the same South 25° 44' 45" East 31.91 feet to an existing iron pin; thence by the same South 30° 28' 33" East 585.68 feet to the place of beginning.

Containing 95.856 acres of land. Description written by Matthew W. Laidacker, PLS.

Subject to all easements and rights-of-way as recorded by deed or shown on Drawing Number 97-202 Map of David Miller and Associates dated 3/3/98.

EXCEPTING Lot No. 27 dated April 24, 2002 and recorded as Instrument No. 200205037.
EXCEPTING Lot No. 15 dated April 30, 2002 and recorded as Instrument No. 200205219.
EXCEPTING Lot No. 8 through and including Lot No. 13 dated April 30, 2002 and recorded as Instrument No. 200205239.

TAX CODE NO. 18,02-4

Tract Three:

Beginning at a set iron pin on the northern edge of the right-of-way of James Avenue a fifty foot-wide private right-of-way, said iron pin being in line of lands of Robert P. and Mary Mae Mausteller; then by lands of Robert P. and Mary May Mausteller South 82° 03' 35" East 164.89 feet

to an existing iron pin; then by the same North 07° 41' 36" East 539.55 feet to a point near the western edge of Hemlock Creek; then by the same North 40° 33' 22" West 245.85 feet to a point near the western edge of Hemlock Creek; then by the same North 78° 18' 23" West 79.68 feet to a point near the center of Hemlock Creek; then by lands of Gary Bittenbender along and near the center of Hemlock Creek North 83° 14' 29" East 72.14 feet to a point; then by the same South 44° 24' 30" East 102.01 feet to a point; then by the same South 61° 04' 16" East 93.79 feet to a point; then by the same and lands of Bloomsburg Properties South 13° 28' 02" East 315.81 feet to a point; then by lands of Bloomsburg Properties continuing along and near the center of Hemlock Creek South 11° 33' 01" West 181.89 feet to a point; then by the same South 07° 51' 58" East 160.60 feet to a point; then by the same South 82° 03' 23" East 543.20 feet to a set iron pin; then by the same South 24° 39' 31" West 1439.34 feet to an existing iron pin; then by lands of John R. Jr. and Darlene L. Crawford North 24° 59' 14" 768.13 feet to an existing iron pin, then by lands of Linda J. O'Flaherty North 24° 27' 55" East 101.92 feet to an existing iron pin; then by lands of Lara J. Fecile South 75° 46' 38" East 206.48 feet to a set iron pin; then by lands of Lara J. Fecile South 75° 46' 38" East 206.48 feet to a set iron pin; then by the same North 17° 15' 40" East 211.33 feet to a set iron pin; then by the same North 01° 15' 35" East 109.68 feet to existing iron pin; then by the same North 85° 54' 59" West 71.36 feet to an existing iron pin on the eastern edge of the right-of-way of the cul-de-sac of James Avenue; then by the eastern edge of the cul-de-sac of James Avenue by a curve having a radius of 40.00 feet, an arc distance of 26.73 feet, and a chord bearing a distance North 15° 09' 37" West 26.23 feet to a set iron pin; then by the eastern edge of the right-of-way of James Avenue North 17° 01' 38" East 71.97 feet to a point; then by the same by a curve having a radius of 255.00, an arc distance of 153.96 feet and a chord bearing and distance of North 00° 16' 28" West 151.63 feet to a point; then by the same by a curve having a radius of 176.83, an arc distance 199.02 and a chord bearing and distance of North 49° 48' 54" West 188.68 feet to the place of beginning and containing 14.688 acres of land.

Subject to all easements and rights-of-way as recorded by deed or shown on the above plot plan.

TAX CODE NO. 18,02-4

EXCEPTING Lot No. 56 dated March 6, 2000 and recorded as Instrument No. 200002001.
EXCEPTING Lot No. 41 dated March 31, 2000 and recorded as Instrument No. 200003446.
EXCEPTING Lot No. 42 dated June 12, 2001 and recorded as Instrument No. 200105506.
EXCEPTING Lot No. 18 dated May 17, 2000 and recorded as Instrument No. 200006119.
EXCEPTING Lot No. 20 dated July 21, 2000 and recorded as Instrument No. 200007626.
EXCEPTING Lot No. 33 dated February 7, 2001 and recorded as Instrument No. 200101554.
EXCEPTING Lot No. 3 dated September 14, 2001 and recorded as Instrument No. 200109234.
EXCEPTING Lot No. 7 dated October 31, 2002, intended to be duly recorded.

PARCEL B

Of those certain lots, pieces or parcels of land situate, lying and being in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

102595-02-M-1

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:

Frederick Weinberg, Esq.
21 South 21st Street
Philadelphia, PA 19103

2. Article Number
(Transfer from service label) 7005 1160 0000 3415 0728

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *P. GINSKIN* C. Date of Delivery *1/26*

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label) 7005 1160 0000 3415 0728

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-1

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) 7005 1160 0000 3415 0711

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *Faith Alben* C. Date of Delivery *11/27*

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label) 7005 1160 0000 3415 0711

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-1

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:

Cart Parts
3541 Enterprise Way
Miramar, FL 33025

2. Article Number
(Transfer from service label) 7005 1160 0000 3415 0667

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *Carmen Hernandez* C. Date of Delivery *1/26*

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label) 7005 1160 0000 3415 0711

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-1

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:

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

2. Article Number
(Transfer from service label) 7005 1160 0000 3415 0711

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address

B. Received by (Printed Name) *Carmen Hernandez* C. Date of Delivery *1/26*

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

1. Article Addressed to:

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

2. Article Number
(Transfer from service label) 7005 1160 0000 3415 0711

PS Form 3811, February 2004 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 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:

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *William J. ...* **NOV 27 2006**
- B. Received by (Printed Name) *William J. ...*
- C. Date of Delivery *NOV 27 2006*
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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)

7005 1160 0000 3415 0735

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, & 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:

Ford Motor Credit Co.
PO Box 6508
Mesa, AZ 85216

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *William J. ...* **NOV 27 2006**
- B. Received by (Printed Name) *William J. ...*
- C. Date of Delivery *NOV 27 2006*
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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)

7005 1160 0000 3415 0581

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

Tract 1:

Beginning at a point in the center of State Route No. 4006, also being known as "School House Road" said point also being the northwest corner now or formerly of L. Wayne Laidacker and Helen E. Laidacker, husband and wife, and the southwest corner of lands herein described; thence by the centerline of State Route No. 4006 the following courses and distances; North twelve degrees nineteen minutes thirty-eight seconds West (N. 12° 19' 38" W.) 111.01 feet; North nine degrees twenty-five minutes thirty-three seconds West (N. 09° 25' 33" W.) 69.35 feet; North four degrees thirty-two minutes thirty-four seconds West (N. 04° 32' 34" W.) 58.01 feet; North two degrees one minute twenty-eight seconds East (N. 02° 01' 28" E.) 66.18 feet; North eight degrees fifty-five minutes forty-three seconds East (N. 08° 55' 43" E.) 85.46 feet; North fifteen degrees thirty-eight minutes eighteen seconds East (N. 15° 38' 18" E.) 72.09 feet; North twenty-one degrees thirty-three minutes six seconds East (N. 21° 33' 06" E.) 59.56 feet to a point; thence by Lot No. 3 of said Laidacker and passing through an iron pin set on line and crossing through Hemlock Creek South four degrees thirteen minutes fifty-seven seconds East (S. 44° 13' 57" E.) 1,459.68 feet to a rebar set corner; then by lands of Bloomsburg Properties South twenty-four degrees thirty-nine minutes thirty-one seconds West (S. 24° 39' 31" W.) 259.78 feet to a rebar set corner; then by Lot No. 1 of said Laidacker and crossing through Hemlock Creek North fifty degrees thirteen minutes ten seconds West (N. 50° 13' 10" W.) 1,206.39 feet and passing through an iron pin set on line to the place of beginning.

Containing 10.00 acres of land. Being Lot No. 2 of the L. Wayne Laidacker and Helen E. Laidacker Subdivision dated June 18, 1996.

Also including a 15 foot sewer easement as shown on a plot plan as prepared by Matthew W. Laidacker P.L.S. dated June 18, 1996

This description was prepared from survey draft of Orangeville Surveying Consultants dated June 18, 1996, approved by the Hemlock Township Supervisors on August 13, 1996, and recorded in Columbia County Map Book 7, Page 1053 on August 21, 1996.

Tax Code No. 18-07-06-01

Tract 2:

Beginning at a point in the center of State Route No. 4006, also being known as "School House Road" said point also being on line of lands of Donald J. and Marjorie G. Disffenbacher and also being the southwest most corner of lands herein described; thence by the centerline of State Route No. 4006 the following courses and distances; North five degrees forty-six minutes thirty-three seconds East (N. 05° 46' 33" E.) 397.97 feet to a point; thence by the same North two degrees fifty-three minutes twelve seconds East (N. 02° 53' 12" E.) 67.06 feet to a point; thence by the same North two degrees two minutes twenty-two seconds West (N. 02° 02' 22" W.) 75.16 feet to a point; thence by the same North eight degrees zero minutes five seconds West (N. 08° 00' 05" W.) 89.38 feet to a point; thence by the same North twelve degrees nineteen minutes thirty-eight seconds West (N. 12° 19' 38" W.) 55.30 feet to a point; thence by Lot No. 2 of Laidacker and passing through an iron pin on line and crossing through Hemlock Creek South fifty degrees thirteen minutes ten seconds East (S. 50° 13' 10" E.) 1,206.39 feet to a rebar set; thence by lands of Bloomsburg Properties South twenty-four degrees thirty-nine minutes thirty-one seconds West (S. 24° 39' 31" W.)

259.78 feet to an existing iron rebar with cap; thence by lands of Donald J. and Marjorie G. Dieffenbacher and crossing through Hemlock Creek North sixty-four degrees fifty-five minutes eighteen seconds West (N. 64° 55' 18" W.) 803.57 feet to a rebar set; thence by the same and crossing through Frozen Run South eighty-three degrees zero minutes thirty-four seconds West (S. 83° 00' 34" W.) 108.20 feet and passing through a rebar set on line to the place of beginning.

Containing 9.242 acres of land. Being Lot No. 1 of the L. Wayne Laidacker and Helen E. Laidacker Subdivision dated June 18, 1996.

Also including a 15 foot sewer easement as shown on a plot plan as prepared by Matthew W. Laidacker P.L.S. dated June 18, 1996

This description was prepared from survey draft of Orangeville Surveying Consultants dated June 18, 1996, approved by the Hemlock Township Supervisors on August 13, 1996, and recorded in Columbia County Map Book 7, Page 1053 on August 21, 1996.

Excepting and Reserving 8.772 acres to Linda Quodmine by deed dated December 5, 2003 and recorded in Columbia County at Instrument #200315680, as more fully shown on a map of survey recorded in Map Book 8, Page 460.

Tax Code No. 18-07-06-01

PARCEL C:

Shl that certain parcel, piece or plot of land situate, lying and being in the Township of Hemlock, County of Columbia and State of Pennsylvania, more fully described and bounded as follows, to wit:

Beginning at a point on the northerly right-of-way of State Route #4006 known as Schoolhouse Road at the centerline of Hemlock Creek;

Thence along the centerline of said Hemlock Creek and along lands now or formerly of Pinebrook Homes the following 30 courses and distances

North 13° 42' 30" West, 96.51 feet to a point;
North 47° 42' 00" West, 128.90 feet to a point;
North 38° 37' 50" West, 90.07 feet to a point;
South 85° 57' 00" West, 172.53 feet to a point;
North 33° 07' 40" West, 74.86 feet to a point;
North 11° 47' 00" West 171.33 feet to a point;
North 18° 05' 40" East 155.52 feet to a point;
North 11° 18' 00" East 102.02 feet to a point;
North 35° 55' 00" East 54.44 feet to a point;
North 80° 41' 40" East 143.90 feet to a point;

North 47° 23' 10" East 108.42 feet to a point;
North 27° 01' 00" East 109.09 feet to a point;
North 15° 04' 20" East 168.26 feet to a point;
North 26° 54' 00" East 26.21 feet to a point;
North 12° 16' 10" West 32.44 feet to a point;
North 34° 32' 40" West 149.41 feet to a point;
North 16° 30' 40" West 39.93 feet to a point;
North 28° 16' 40" East 37.53 feet to a point;
North 58° 40' 30" East 96.39 feet to a point;
North 44° 03' 00" East 76.71 feet to a point;
North 86° 30' 40" East 29.16 feet to a point;
South 76° 49' 40" East 28.89 feet to a point;
South 46° 52' 00" East 123.65 feet to a point;
South 86° 06' 40" East 178.80 feet to a point;
North 28° 58' 50" East 83.65 feet to a point;
North 52° 54' 20" East 66.72 feet to a point;
North 10° 24' 20" East 156.05 feet to a point;
North 11° 52' 20" West 54.65 feet to a point;
North 26° 52' 10" West 80.11 feet to a point;
North 15° 05' 30" West 66.31 feet to a point on the southerly right-of-way line of SR #4010 known as Dahl Road, and at the centerline of said Hemlock Creek;

Thence along the southerly right-of-way of Dahl Road North 79° 33' 30" East 333.89 feet to a point;

Thence along the same and along the westerly right-of-way of SR 0044, also known as Buckhorn Road along a curve to the right with a radius of fifty 50.00 feet, a curve length of 73.55' and a long chord that bears South 58° 18' 00" East 67.10 feet to a point;

Thence along the westerly right-of-way of said Buckhorn Road South 16° 15' 10" East 155.55 feet to a found railroad spike;

Thence along lands now or formerly of Larue Hock South 76° 58' 50" West 200.00 feet to a point;

Thence by the same South 13° 35' 10" East 284.84 feet to a found iron pin;

Thence along lands now or formerly of Dina Hutson South 10° 01' 20" East 150.00 feet to a found iron pin;

Thence along lands now or formerly of Albert Hunsinger South 08° 10' 40" East 223.80 feet to a point in a small stream;

Thence along lands now or formerly of Garey Bittenbender and Leona Parks the following four courses and distances;

South 79° 30' 10" West 485.23 feet to a point in said small stream;
South 04° 03' 50" West 86.10 feet to an iron pin;

South 35° 18' 20" West 157.04 feet to an iron pin;
South 15° 04' 20" East 452.69 feet to an iron pin in line of lands now or formerly of the
Buckhorn Lutheran Parish;

Thence by the same and lands now or formerly of Warr Pursel and lands now or formerly of
Sidney Reese South 71° 04' 00" West 300.25 feet to an iron pin;

Thence by lands now or formerly of said Pursel South 19° 03' 20" East 139.95 feet to a point
on the northerly right-of-way of said Schoolhouse Road;

Thence along said right-of-way of Schoolhouse Road South 79° 27' 00" West 98.29 feet to the
point and place of beginning.

Containing 22.06 acres and being described as Parcel No. 1 on a survey performed by James
M. Wood, PLS dated October 20, 2002 and last revised on November 7, 2002. Said survey was
approved for subdivision and recorded in Columbia County in Map Book 8, Page 315 to
Instrument No. 200213538.

Under and Subject to the following restriction, which shall be a covenant running with the
land:

1. No commercial or residential building may be constructed on said property.

Tax Code No.: 18-02-04-18

PARCEL D:

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an existing iron bar in line of lands of Balco Development, Inc., said iron bar being the northwest corner of lands herein described;

THEN through lands of Linda Quodomine North 65 degrees 17 minutes 33 seconds East 143.47 feet to a set iron pin;

THEN through lands of the same South 70 degrees 51 minutes 05 seconds East 27.76 feet to a point in or near the center of Hemlock Creek, said point being 13.20 feet East of a iron pin set on the last described line;

THEN through lands of Linda Quodomine and along and near the center of Hemlock Creek North 01 degrees 10 minutes 48 seconds East 89.85 feet to a point;

THEN by lands of Balco Development, Inc. South 24 degrees 59 minutes 14 seconds East 359.10 feet to an existing iron pin;

THEN by lands of Balco Development, Inc. South 24 degrees 39 minutes 34 seconds West 100.00 feet to an existing iron pin;

THEN by lands of Balco Development, Inc. North 44 degrees 13 minutes 57 seconds West 384.75 feet to the place of BEGINNING.

CONTAINING 1.120 acres of land and designated as Lot No. 2 on a survey draft prepared by Mathew W. Laidacker, PLS, Orangeville surveying Consultants Inc. dated February 3, 2003 and recorded in Columbia County Map Book 8 Page 460.

Being SUBJECT TO a 15 foot wide sanitary sewer easement.

SUBJECT TO the additional covenant and restriction that Balco Development, Inc., its successors and assigns, the burden of which shall run with the lands conveyed herein and the lands more particularly described in the deed recorded at Columbia County Instrument No. 200206040, less certain lands conveyed by deed dated December 5, 2003, from Balco Development, Inc. to Linda Quodomine comprised of 8.772 acres in Hemlock Township, Columbia County, PA (hereafter, the "Balco Residue"), shall be bound to construct a graded accessway to the creek at the eastern portion of Linda Quodomine's residual lands comprised of the lands described at Columbia County Instrument No. 200109314, less the lands conveyed herein (hereafter, the "Quodomine Residue"). The accessway shall be built to a size, location and to specifications designated by Linda Quodomine, so long as the same are reasonable. The duties of Balco Development, Inc., its successors and assigns shall include bringing in such fill, other materials and all labor and machinery necessary to complete said work.

SUBJECT TO the additional covenant and restriction that Balco Development,

Inc., its successors and assigns (the burden of which shall run with the lands defined herein as the Balco Residue and the benefit of which shall run with the lands defined herein as the Quodomine Residue) shall not build any part of a golf green within 50 yards of any boundary with the Quodomine Residue. On or before December 31, 2003, Balco Development, Inc. shall plant evergreens (of douglas fir, blue spruce, hemlock or white pine variety) on the Balco Residue, no less than 6 feet in height, no less than 8 feet on center from each other in 2 rows no less than 10 feet nor more than 15 feet apart, between the northeasterly boundary of the Balco Residue (which has a course of North 44 degrees 13 minutes 57 seconds West) and any golf green constructed within 300 feet of said boundary, said planting to be centered on said golf green as it is approached from its fairway. Balco Development, Inc., its successors and assigns shall maintain said buffer planting at all times in the future.

SUBJECT TO the following restrictions to be applied to the premises herein conveyed and the Quodomine Residue, said 8.772 acres conveyed by Balco Development, Inc. to Linda Quodomine by deed dated December 5, 2003 located in Hemlock Township, Columbia County, PA, and the Balco Residue (the said three (3) parcels subject to said restrictions shall hereafter be referred to as the "Affected Lots"; as to the Balco Residue, Balco Development, Inc. has manifested agreement to the following restrictions, and extinguishment of the former restrictions applicable to the Affected Lots, by exchange of deeds now of record):

(1) No structure other than a single family dwelling, a barn, fences, workshop, guest house and related accessory structures shall be erected or placed upon any effected lot or portion thereof. Any such structure shall be erected according to all applicable township zoning requirements.

(2) An owner of a lot within the Affected Lots may maintain horses thereon.

(3) No mobile homes shall be erected or placed upon any of said Affected Lots or any portion thereof.

(4) No junked or unlicensed motor vehicles except well maintained and working golf carts as well as tractors and other farm equipment, shall be permitted to remain on any of said Affected Lots.

(5) Each single family dwelling shall contain a minimum of 1400 square feet, interior measure, excluding basements and garage areas.

(6) These restrictions shall run with the ownership of each Affected Lot and shall be binding upon and enure to the benefit of each owner of an Affected Lot.

(7) These restrictions shall apply only to the Affected Lots.

(8) These restrictions shall remain in effect for 50 years from the date first imposed.

(9) The restrictions set forth herein shall entirely displace and replace the restrictions recorded at Columbia County Record book 637, Page 1085, and modified at Columbia County Record Book 655, Page 215 and said original restrictions and the modification thereof shall, in themselves, no longer be in force and effect and the present restrictions shall constitute covenants running with the land constituted by the Affected Lots.

Balco Development, Inc. has manifested its agreement with this change in the restrictions, as to the balance of the promises bound by these restrictions, by exchange of deeds of record.

UNDER AND SUBJECT TO the following easement for the sole use by Linda Quodomine for the purpose of watering and pasturing horses and to place a fence around the perimeter or within the same: Beginning at a point on line of lands of Balco Development, Inc., said point being North 24 degrees 59 minutes 14 seconds West 278.46 feet from an existing iron pin at the southeast corner of lands formerly of Linda Quodomine soon to be conveyed to Balco Development, Inc.; Thence from said point of beginning through lands soon to be conveyed to Balco Development, Inc. South 65 degrees 00 minutes 46 seconds West 39.62 feet to a point in or near the center of Hemlock Creek; Thence by lands of Linda Quodomine along and near the center of Hemlock Creek North 01 degrees 10 minutes 48 seconds East 89.85 feet to a point in or near the center of Hemlock Creek; Thence by lands now or formerly of Ricky J. and Kristen E. Robinholt and lands of Balco Development, Inc. South 24 degrees 59 minutes 14 seconds East 80.64 feet to the place of Beginning comprising 1,596.52 square feet of land.

Excepting and Reserving from the above-described premises the following lots:

Lot No. 4 conveyed to Eastern Communities Limited Partnership;
Lot No. 6 conveyed to Eastern Communities Limited Partnership;
Lot Nos. 9, 10, 11, 12, 13 conveyed to Eastern Communities Limited Partnership;
Lot No. 14 conveyed to Kathleen J. Harrison & Leo J. Yodock, Jr.
Lot No. 19 conveyed to Eastern Communities Limited Partnership;
Lot No. 21 conveyed to Eastern Communities Limited Partnership;
Lot No. 22 conveyed to Kathleen Harrison
Lot No. 23 conveyed to Kathleen Harrison
Lot No. 24 conveyed to Robert E. Shirk and Karol A. Shirk
Lot No. 25 conveyed to Sophia Drinis and Christine M. Casson;
Lot No. 26 conveyed to Town & Country Inc., d/b/a Town & Country Homes
Lot No. 28 conveyed to Town & Country Inc., d/b/a Town & Country Homes
Lot No. 29 conveyed to Eastern Communities Limited Partnership;
Lot No. 30 conveyed to Eastern Communities Limited Partnership;
Lot No. 31 conveyed to Eastern Communities Limited Partnership;
Lot No. 35 conveyed to Kathy J. Marzari
Lot No. 36 conveyed to Eastern Communities Limited Partnership;
Lot No. 38, conveyed to James E. Peach;

Excepting and Reserving to the Grantor herein, all of the following lots, as shown on Map of Windsor Heights Country Club as prepared by David Miller Associates, Inc., dated March 3, 1996 and duly recorded.

:
Lot No. 1; Lot No. 2; Lot No. 5; Lot No. 16; Lot No. 17; Lot No. 32;
Lot No. 34; Lot No. 37; Lot No. 39; Lot No. 40; Lot No. 43; Lot No. 44;
Lot No. 45; Lot No. 46; Lot No. 47; Lot No. 48; Lot No. 49; Lot No. 50;
Lot No. 51; Lot No. 52; Lot No. 53; Lot No. 54

BEING the same premises conveyed by Balco Development, Inc. to James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, Jr. and Gerald A. Beierschmitt, III, Partners of Lucas-Beierschmitt Partnership by Deed dated August 20, 2004, and recorded in the Office of the Recorder of Deeds of Columbia County to Instrument Number 200409739

EXCEPTING THEREFROM, all that certain piece, parcel and tract of land being designated as Lot No. 55 as more fully shown on the revised plan for Windsor Heights prepared by David Miller/Associates, Inc. and recorded in Columbia County Map Book 7 at Page 1787 A-E. Said Lot No. 55 being released from the Mortgage of First Columbia Bank & Trust Co. by virtue of a Partial Release of Mortgage dated January 19, 2005, and recorded on January 21, 2005, at Columbia County Instrument No. 200500736.

PARCEL E

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of Hemlock, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin along the Northern side of State Highway leading from Buckhorn to Frosty Valley and in line of land now or formerly of Clarence E. Derr; Thence along the lands now or formerly of Clarence E. Derr, North 27 degrees West, 142.2 feet to an iron pin; Thence by lands now or formerly of said Derr, North 63 degrees East, 100 feet to an iron pin; Thence by lands now or formerly of said Derr, South 27 degrees East, 145 feet to an iron pin along the Northern side of said aforesaid State Highway; Thence along said State Highway, South 64 degrees 40 minutes West, 100 feet to an iron pin, being the place of BEGINNING. IT BEING ALL OF LOT NO. 7 of plot of lots laid out by Clarence E. Derr in accordance with a survey draft prepared August 28, 1957, by Howard Fetterolf, R.E.

BEING THE SAME premises granted and conveyed by Sindy Traver, Administratrix of the Estate of Sidney L. Reesc to James P. Lucas, Larry G. Lucas, Gerald A. Beierschmitt, Jr. and Gerald A. Beierschmitt, III by Deed dated April 22, 2005, and recorded in the office of the Recorder of Deeds of Columbia County to Instrument Number 200504173.

EXHIBIT "B"

PERSONAL PROPERTY

1. Yamaha golf carts.
2. John Deere mowers and equipment.
3. Jacobsen mowers and attachments.
4. E-Z Go golf carts.
5. Cushman Groom Master trap rake and attachments.
6. Cushman Turf-Truckster.
7. Office equipment, desks, chairs, computers, adding machines, calculators, file cabinets.
8. Golf equipment, golf clubs, golf balls, golf gloves, hats, clothing, shoes.
9. All kitchen equipment and fixtures including, but not limited, refrigerators, freezers, appliances, ranges, char-boilers, stainless steel tables and shelves, food warmers, microwave ovens, dishwashers, coolers, sinks, bottle cooler, storage racks, dining room tables, bar stools, chairs, storage racks, bowls, china, chinaware, glasses, cups, saucers, silverware, kitchen utensils, cookware, pots, pans.
10. Repair tools and equipment.
11. Pumps.
12. Chemicals, fertilizer, tractors, spreaders, sprayers.
13. All personal property, equipment and tools.