

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

TALLMAN, HUDDERS AND SORRENTINO, P.C.

COST ACCOUNT

THE PARAGON CENTRE
1611 POND ROAD, SUITE 300
ALLENTOWN, PA 18104-2256

34301

NUMBER

60-7179/2313

KEYSTONE NAZARETH BANK & TRUST

EIGHTY-SIX DOLLARS & FIFTY CENTS

PAY

**TO THE
ORDER
OF**

TIM CHAMBERLAIN, COLUMBIA COUNTY SHERIFF

DATE
08/29/06

AMOUNT

\$86.50

TALLMAN, HUDDERS AND SORRENTINO, P.C.
COST ACCOUNT



AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED: DETAILS ON BACK.

⑈034301⑈ ⑈231371799⑈5 0374015280⑈

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

Keystone Nozairh. BFT VS John & Ray McClary

NO. 46-06 ED NO. 1344-05 JD

DATE/TIME OF SALE: 5-24-06 1100

BID PRICE (INCLUDES COST) \$ 2163,49

POUNDAGE - 2% OF BID \$ 43,27

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2206,76

PURCHASER(S): Wadey Leggett for KNBT

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 2206,76

LESS DEPOSIT: \$ 1350,00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 856,76

<p>1. Article Addressed to:</p> <p>U.S. SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE ROBERT N.C. NIX FEDERAL BUILDING 900 MARKET STREET-5TH FLOOR PHILADELPHIA, PA 19107</p>	<p>2. Article Number (Transfer from service label)</p> <p>7004 0550 0000 7003 6652</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>		
<p>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	<p>2. Article Number (Transfer from service label)</p> <p>7004 0550 0000 7003 6676</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>		
<p>1. Article Addressed to:</p> <p>Keystone Nazareth Bank & Trust 90 Highland Avenue Bethlehem, PA 18017</p>	<p>2. Article Number (Transfer from service label)</p> <p>7004 0550 0000 7003 6638</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>		


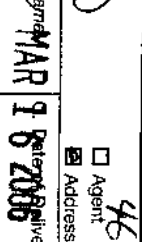
SENDER: COMPLETE THIS SECTION

- 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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☒ Agent ☐ Address: **MAR 9 8 2005**
- B. Received by:  Printed Name: **MAR 9 8 2005**
- 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 ☒ No

2. Article Number
(Transfer from service label)

7004 0550 0000 7003 6669

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

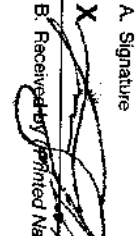

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PA Housing Finance Agency
PO Box 8029
Harrisburg, PA 17105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  ☐ Agent ☒ Address: **MAR 9 8 2005**
- B. Received by:  Printed Name: **MAR 9 8 2005**
- 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 ☒ No

2. Article Number
(Transfer from service label)

7004 0550 0000 7003 6621

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SHERIFF'S SALE COST SHEET

Kesteven Nasaroff, EAT VS. John & Kay McCloskey
 NO. 46-06 ED NO. 1374-05 JD DATE/TIME OF SALE May 24 1100

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>432.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>266.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1069.00</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20		\$ <u>333.76</u>
SCHOOL DIST. 20		\$
DELINQUENT 20		\$ <u>5.00</u>
TOTAL *****		\$ <u>338.76</u>

MUNICIPAL FEES DUE:		
SEWER 20		\$ <u>136.73</u>
WATER 20		\$
TOTAL *****		\$ <u>136.73</u>

SURCHARGE FEE (DSTE)		\$ <u>140.00</u>
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>- 0 -</u>

TOTAL COSTS (OPENING BID) \$ 2163.79

ROBERT U. TALLMAN
DONALD H. ADERSON
THOMAS C. SADDON, JR.
RONALD A. ZAMBERBERG
GREGORY F. FOUCCAL, III
MATTHEW K. SORRENTINO
KATHARINE T. HOLLENBACH
DOLORES A. LAPUENKA
GEORGINE A. OLEYA
FREDERICK J. STELLATO
TIMOTHY J. SIEGHELD
CUTLER H. ALLENSON
ALGITH A. HARRIS
DOUGLAS R. LIPSON
STEVEN W. HOFFMAN

JOHN E. HUDDERS
(Retired)

WILLIAM B. FITZGERALD
(1970-1997)

TALLMAN HUDDERS & SORRENTINO

LAW OFFICES

A PROFESSIONAL CORPORATION
www.tbhlaw.com

The Chambers Centre - Suite 900 - 1611 Pond Road
Allentown, PA 18104-2258
(610) 391-1800 Fax (610) 391-1805

101 N. 2nd Street - Easton, PA 18042
(484) 546-0038
(By Appointment Only)

THEODORE J. ZELZER, III
KELLY M. SMITH
GEORGE C. BLAVAG
RONNIE F. HESS
JOHN F. LUSHES, JR.
WENDY R.S. O'CONNOR
JESSICA A. NICHOLS
DAVID H. KEENE, II
ELLEN J. KASKA
F. PETER LEHR
JEFFREYS STEWART
CHARLES LAPUENKA
S. GRAHAM SIMMONS, III
MEGAN D. DALTON

PAUL J. SCHOFF
JEFFREY A. DURNLEY
WILLIAM H. ECKENBERGER, JR.
MICHAEL J. EGAN
Of Counsel

May 30, 2006

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

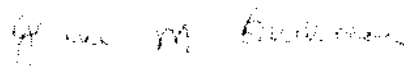
RE: John & Kay McCloskey
Sale Date: May 24, 2006 #1344-05

Dear Mr. Chamberlain:

Please be advised that our office represents Keystone Nazareth Bank & Trust Company who purchased a property at Sheriff's sale on May 24, 2006. A copy of the Sheriff's final cost sheet is attached for your reference listing the balance due of \$856.76. I am enclosing a check made payable to Columbia County Sheriff's Office in this amount and ask that a Deed be prepared to Keystone Nazareth Bank & Trust Company, a Pennsylvania Corporation.

If you have any further questions or need further assistance from our office please contact me directly.

Very truly yours,



JANICE BUCHMAN
LEGAL ASSISTANT

JB/mk
Enclosure

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

TALLMAN, HUDDERS & SORRENTINO, P.C.

THE PARAGON CENTRE

SUITE 300

1611 POND ROAD

ALLENTOWN, PA 18104-2256

KEYSTONE NAZARETH BANK & TRUST

60-7179/2313

NUMBER 42638

PA, GHT HUNDRED FIFTY-SIX DOLLARS & SEVENTY-SIX CENTS
TO THE
ORDER
OF
COLUMBIA COUNTY SHERIFF

DATE 05/25/06
AMOUNT \$856.76



Devin R. Langer

AUTHORIZED SIGNATURE

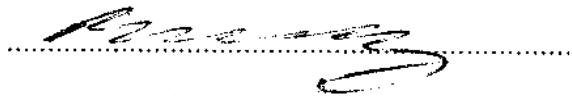
SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈042638⑈ ⑈231371799⑈5 0374015272⑈

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Brandon Eyerly, Publisher, 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

May 3, 10, 17, 2006 as printed and published; that the affiant is one of the officers or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



Sworn and subscribed to before me this 18th day of May, 2006



(Notary Public)

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

And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6390

KEYSTONE NAZARETH BANK & TRUST
COMPANY D/B/A KEYSTONE NAZARETH
BANK & TRUST F/K/A FIRST FEDERAL
SAVINGS AND LOAN ASSOCIATION OF
HAZLETON

46ED2006

VS

JOHN ISAIAH MCCLOSKEY, SR.
KAY D. MCCLOSKEY

AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, APRIL 19, 2006, THE WITHIN MORTGAGE FORECLOSURE WAS SERVED BY CERTIFIED MAILING TO JOHN ISAIAH MCCLOSKEY, SR. AT 188 LAKEVIEW DRIVE, ST. MATTHEWS WITH RYAN TRAVER SIGNING FOR 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, APRIL 19, 2006


NOTARY PUBLIC

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



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X

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.

KEYSTONE NAZARETH BANK & TRUST

VS.


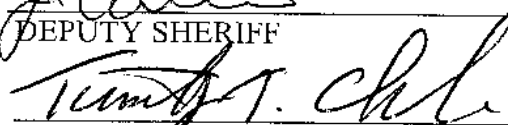
JOHN & KAY MCCLOSKEY

WRIT OF EXECUTION #46 OF 2006 ED

POSTING OF PROPERTY


April 19, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF JOHN & KAY MCCLOSKEY AT 710 OLD READING RD CATAWISSA
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:


DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF APRIL 2006


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

Tax Notice 2006 County & Municipality
TOWN OF BLOOMSBURG

R: COLUMBIA COUNTY

DATE
03/01/2006

BILL NO.
8668

MAKE CHECKS PAYABLE TO:

Mary F Ward
TOWN HALL
301 E Second St
BLOOMSBURG PA 17815

HOURS: THURSDAY AND FRIDAY: 9:00AM TO 4:30 PM
DURING DISCOUNT
FRIDAY: 9:00 TO 4:30 AFTER DISCOUNT

PHONE: 570-784-1581

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	23,655	5.646	130.89	133.56	146.92
SINKING		1.345	31.18	31.82	35.00
FIRE/LIBRARY		.596	13.82	14.10	15.51
DEBT SERVICE		.895	20.75	21.17	23.29
STREET LIGHT		.968	22.44	22.90	25.19
TOWN RE		4.659	108.01	110.21	121.23
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT 327.09 April 30 If paid on or before	333.76 June 30 If paid on or before	367.14 June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

MCCLOSKEY JOHN & KAY SR
497 WEST MAIN STREET
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 05W-04 -042-00,000
497 W MAIN ST
.0581 Acres Land 3,500
Buildings 20,155
Total Assessment 23,655

This tax returned to
courthouse on:
January 1, 2007

FILE COPY

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

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) 784-6306

Tuesday, March 14, 2006

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

KEYSTONE NAZARETH BANK & TRUST COMPANY D/B/A KEYSTONE
NAZARETH BANK & TRUST F/K/A FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF HAZLETON
VS
JOHN ISAIAH MCCLOSKEY, SR.
KAY D. MCCLOSKEY

DOCKET # 46ED2006

JD # 1344JD2005

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

KEYSTONE NAZARETH BANK & :
TRUST COMPANY d/b/a KEYSTONE :
NAZARETH BANK & TRUST f/k/a :
FIRST FEDERAL SAVINGS AND LOAN :
ASSOCIATION OF HAZLETON, :
Plaintiff :

No.: 2005-CV-1344

2006-ED-46

vs.

CIVIL ACTION-MORTGAGE
FORECLOSURE

JOHN ISAAH McCLOSKEY, SR. and :
KAY D. McCLOSKEY, :
Defendants :

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

TAKE NOTICE:

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

DATE: May 24, 2006

TIME: 11:00 am

LOCATION: Columbia County Courthouse, 35 West Main Street, Bloomsburg,
PA 17815

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

THE LOCATION of your property to be sold is:

497 West Main Street
Bloomsburg, PA 17815

THE JUDGMENT under or pursuant to which your property is being sold was entered on December 16, 2005, and is docketed in the within Commonwealth and County at: 2005-CV-1344.

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) of this property are: John Isaiah McCloskey, SR. and Kay D. McCloskey

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

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

Board of Directors

Robert Linn
George Hemingway
Michael Upton
Thomas Evans
George Turner

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

March 22, 2006

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

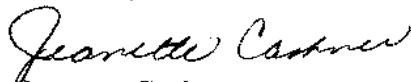
RE: John Isaiah McCloskey, Sr., Kay D. McCloskey
497 West Main Street
DOCKET # 46ED2006 JD # 1344JD2005

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$ 131.73.

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

Sincerely,



Jeanette Cashner
Office Manager

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

KEYSTONE NAZARETH BANK & TRUST
COMPANY D/B/A KEYSTONE NAZARETH
BANK & TRUST F/K/A FIRST FEDERAL
SAVINGS AND LOAN ASSOCIATION OF
HAZLETON

Docket # 46ED2006

VS

MORTGAGE FORECLOSURE

JOHN ISAIAH MCCLOSKEY, SR.
KAY D. MCCLOSKEY

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, MARCH 17, 2006, AT 2:45 PM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON KAY MCCLOSKEY AT 211A W. MAIN STREET, BLOOMSBURG BY
HANDING TO KAY MCCLOSKEY, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

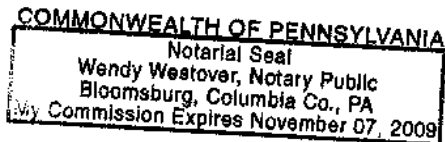
Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, MARCH 20, 2006

Wendy Westover

NOTARY PUBLIC



J. Carter
CLERK
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/14/2006

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 46ED2006

PLAINTIFF KEYSTONE NAZARETH BANK & TRUST COMPANY
D/B/A KEYSTONE NAZARETH BANK & TRUST F/K/A
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF
HAZLETON

DEFENDANT JOHN ISIAAH MCCLOSKEY, SR.
KAY D. MCCLOSKEY

ATTORNEY FIRM TALLMAN HUDDERS AND SORRENTINO

PERSON/CORP TO SERVED	PAPERS TO SERVED
KAY MCCLOSKEY	MORTGAGE FORECLOSURE
610 EAST THIRD ST.	
BLOOMSBURG	

SERVED UPON KAY

RELATIONSHIP DEF IDENTIFICATION _____

DATE 3-17-6 TIME 1445 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) 211A W MAIN ST Blooms

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

<u>3-16-6</u>	<u>0905</u>	<u>Arten</u>	<u>E</u>
<u>3-16-6</u>	<u>0915</u>	<u>Arten</u>	<u>CARCI AT 211A</u>

DEPUTY _____

DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/14/2006

SERVICE# 5 - OF - 14 SERVICES
DOCKET # 46ED2006

PLAINTIFF KEYSTONE NAZARETH BANK & TRUST COMPANY
D/B/A KEYSTONE NAZARETH BANK & TRUST F/K/A
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF
HAZLETON

DEFENDANT JOHN ISAIAH MCCLOSKEY, SR.
KAY D. MCCLOSKEY

ATTORNEY FIRM TALLMAN HUDDERS AND SORRENTINO

PERSON/CORP TO SERVED

TENANT(S)

497 WEST MAIN ST.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON House is empty

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-16-06 TIME 0925 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

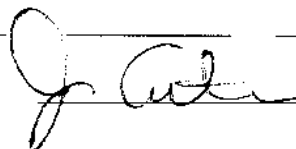
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 3-16-06

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

Tuesday, March 14, 2006

TENANT(S)
497 WEST MAIN ST.
BLOOMSBURG, PA 17815-

KEYSTONE NAZARETH BANK & TRUST COMPANY D/B/A KEYSTONE
NAZARETH BANK & TRUST F/K/A FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF HAZLETON
VS
JOHN ISAIAH MCCLOSKEY, SR.
KAY D. MCCLOSKEY

DOCKET # 46ED2006

JD # 1344JD2005

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

KEYSTONE NAZARETH BANK & :
TRUST COMPANY d/b/a KEYSTONE :
NAZARETH BANK & TRUST f/k/a :
FIRST FEDERAL SAVINGS AND LOAN :
ASSOCIATION OF HAZLETON, :
Plaintiff :

vs. :

JOHN ISAAH McCLOSKEY, SR. and :
KAY D. McCLOSKEY, :
Defendants :

No.: 2005-CV-1344

2006-ED 46

CIVIL ACTION-MORTGAGE
FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

TAKE NOTICE:

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

DATE: May 24, 2006

TIME: 11:00 am

LOCATION: Columbia County Courthouse, 35 West Main Street, Bloomsburg,
PA 17815

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

THE LOCATION of your property to be sold is:

497 West Main Street
Bloomsburg, PA 17815

THE JUDGMENT under or pursuant to which your property is being sold was entered on December 16, 2005, and is docketed in the within Commonwealth and County at: 2005-CV-1344.

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) of this property are: John Isaiah McCloskey, SR. and Kay D. McCloskey

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 03/15/2006

Fee: \$5.00

Cert. NO: 1803

MCCLOSKEY JOHN & KAY SR
497 WEST MAIN STREET
BLOOMSBURG PA 17815

District: TOWN OF BLOOMSBURG
Deed: 0343 -0781
Location: 497 WEST MAIN STREET
Parcel Id: 05W-04 -042-00,000

Assessment: 23,655
Balances as of 03/15/2006

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
------	----------	------------	---------	----------	------	---------

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain Per: dm
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/14/2006

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 46ED2006

PLAINTIFF

KEYSTONE NAZARETH BANK & TRUST COMPANY
D/B/A KEYSTONE NAZARETH BANK & TRUST F/K/A
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF
HAZLETON

DEFENDANT

JOHN ISIAH MCCLOSKEY, SR.
KAY D. MCCLOSKEY

ATTORNEY FIRM

TALLMAN HUDDERS AND SORRENTINO

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Dropped Through Mail Slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 3-15-6 TIME 11:55 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

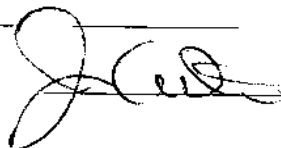
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 3-15-6

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 3/14/2006

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 46ED2006

PLAINTIFF

KEYSTONE NAZARETH BANK & TRUST COMPANY
D/B/A KEYSTONE NAZARETH BANK & TRUST F/K/A
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF
HAZLETON

DEFENDANT

JOHN ISAIAH MCCLOSKEY, SR.
KAY D. MCCLOSKEY

ATTORNEY FIRM

TALLMAN HUDDERS AND SORRENTINO

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JEANETTE CASHNER

RELATIONSHIP Authority officer MANAGER IDENTIFICATION _____

DATE 3-15-06 TIME 11:55 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

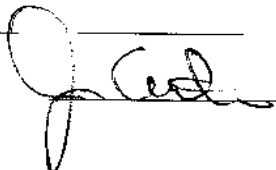
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 3-15-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/14/2006

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 46ED2006

PLAINTIFF KEYSTONE NAZARETH BANK & TRUST COMPANY
D/B/A KEYSTONE NAZARETH BANK & TRUST F/K/A
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF
HAZLETON

DEFENDANT JOHN ISAIAH MCCLOSKEY, SR.
KAY D. MCCLOSKEY

ATTORNEY FIRM TALLMAN HUDDERS AND SORRENTINO

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Leslie Levan

RELATIONSHIP Cust Service IDENTIFICATION _____

DATE 3-15-06 TIME 08:50 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 3-15-06

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 3/14/2006

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 46ED2006

PLAINTIFF

KEYSTONE NAZARETH BANK & TRUST COMPANY
D/B/A KEYSTONE NAZARETH BANK & TRUST F/K/A
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF
HAZLETON

DEFENDANT

JOHN ISAIAH MCCLOSKEY, SR.
KAY D. MCCLOSKEY

ATTORNEY FIRM

TALLMAN HUDDERS AND SORRENTINO

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 3-15-06 TIME 0750 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY

DATE _____

REAL ESTATE OUTLINE

ED # 46-06

DATE RECEIVED 3-14-06
DOCKET AND INDEX 3-14-06
SET FILE FOLDER UP 3-14-06

CHECK FOR PROPER INFO.

WRIT OF EXECUTION ✓
COPY OF DESCRIPTION ✓
WHEREABOUTS OF LKA ✓
NON-MILITARY AFFIDAVIT ✓
NOTICES OF SHERIFF SALE ✓
WATCHMAN RELEASE FORM ✓
AFFIDAVIT OF LIENS LIST ✓
CHECK FOR \$1,350.00 OR ✓ CK# 41790
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE May 24, 2006 TIME 1100
POSTING DATE Apr 19, 06
ADV. DATES FOR NEWSPAPER
1ST WEEK May 5
2ND WEEK 12
3RD WEEK 19, 06

497 W. Main.

SHERIFF'S SALE

WEDNESDAY MAY 24, 2006 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 46 OF 2006 ED AND CIVIL WRIT NO. 1344 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY KEYSTONE NAZARETH BANK

AND TRUST COMPANY d/b/a KEYSTONE NAZARETH BANK AND TRUST f/k/a FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAZLETON TO NO. 2005-CV-1344

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

BEGINNING at the corner of lot now or formerly of Philip Shoemaker on the north side of Second or Main Street of said Town, running; THENCE north 26 degrees 45 minutes west, 65.4 feet to a corner; THENCE north 63 degrees 15 minutes east, 15.1 feet to a corner; THENCE north 26 degrees 45 minutes west, 45.5 feet to a corner; THENCE north 63 degrees 15 minutes east, 14.3 feet to land now or late of Philip Shoemaker; THENCE along the same, south 26 degrees 45 minutes east, 110.9 feet to the corner of the north side of Main Street, the place of beginning.

SUBJECT, NEVERTHELESS to the right of ingress, egress, and regress by Frances T. Fest, her heirs and assigns over and through a 5-foot passageway leading from Main Street to an eastern door in the building on other land of said Frances T. Fest, her heirs and assigns.

The Grantors hereby grant and convey to the Grantee, his heirs and assigns the right of ingress, egress and regress over and through a 2.5 foot passageway leading from Leonard Street to the rear of the premises herein conveyed, situate between the restaurant building and garage on other lands of Frances T. Fest.

BEING the same premises granted and conveyed to the mortgagors herein by deed of J. & B. Rentals, Inc., a Pennsylvania Corporation, to be dated and recorded contemporaneously with this mortgage.

PROPERTY KNOWN AS: 497 West Main Street, Bushkill, Pennsylvania 17815

Tax Parcel No.: 05W-04-042

SEIZED AND TAKEN IN EXECUTION OF THE PROPERTY (DEFENDANTS NAME): John Isaiah McCloskey and Kay D. McCloskey

Assessment Map, Block and Lot Numbers 05W-04-042

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Charles Laputka
1611 Pond Road, Ste. 300
Allentown, PA 18104

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

SHERIFF'S SALE

WEDNESDAY MAY 24, 2006 AT 11:00 AM

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AND TRUST COMPANY d/b/a KEYSTONE NAZARETH BANK AND TRUST f/k/a FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAZLETON TO NO. 2005-CV-1344

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Tax Parcel No.: 05W-04-042

SIEZED AND TAKEN IN EXECUTION OF THE PROPERTY (DEFENDANTS NAME): John Isaiah McCloskey and Kay D. McCloskey

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Plaintiff's Attorney
Charles Laputka
1611 Pond Road, Ste. 300
Allentown, PA 18104

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

SHERIFF'S SALE

WEDNESDAY MAY 24, 2006 AT 11:00 AM

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AND TRUST COMPANY d/b/a KEYSTONE NAZARETH BANK AND TRUST f/k/a FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAZLETON TO NO. 2005-CV-1344

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SIEZED AND TAKEN IN EXECUTION OF THE PROPERTY (DEFENDANTS NAME): John Isaiah McCloskey and Kay D. McCloskey

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Plaintiff's Attorney
Charles Laputka
1611 Pond Road, Ste. 300
Allentown, PA 18104

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

KEYSTONE NAZARETH BANK &
TRUST COMPANY d/b/a KEYSTONE
NAZARETH BANK & TRUST f/k/a
FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF HAZLETON,
Plaintiff,

vs.

JOHN ISIAH McCLOSKEY and
KAY D. McCLOSKEY,
Defendants.

File No.: 2005-cv-1344 *2006-ED-46*

(To be completed by Attorney)

Amount: \$21,144.87

Interest: \$ Per diem of \$4.79 from 12/19/2005

Attorney's Fees: \$1,500

Costs to be added _____

(To be Completed by Proth/Clerk)

Pltf. Paid _____

Deft. Paid _____

Due Clerk of Courts _____

Other Costs _____

FILED
PROTHONOTARY
2006 MAR 10 A 9
CLERK OF COURTS OFFICE
COLUMBIA COUNTY

PRAECIPE FOR WRIT OF EXECUTION - MORTGAGE FORECLOSURE

TO THE PROTHONOTARY/CLERK OF SAID COURT:

Issue Writ of Execution in the above-captioned case.

Date: 3/6/2006

Signature: _____

Print Name: Scott R. Lipson

Charles Lapotka

Address: 1611 Pond Road, Suite 300

Allentown, PA 18104-2258

Attorney for: Plaintiff

Telephone: (610) 391-1800

Supreme Court I.D. No.: 62720 and 91984

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF SAID COUNTY :

SS. *2006-ED-46*

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description.

Date: 3-14-2006 CLERK OF COURTS

By: _____

Deputy

Note: Please provide six copies of the description of the real estate including the improvements thereon.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

KEYSTONE NAZARETH BANK &	:	
TRUST COMPANY d/b/a KEYSTONE	:	
NAZARETH BANK & TRUST f/k/a	:	
FIRST FEDERAL SAVINGS AND LOAN	:	No.: 2005-CV-1344
ASSOCIATION OF HAZLETON,	:	<i>2006-ED-46</i>
Plaintiff	:	
	:	CIVIL ACTION-MORTGAGE
vs.	:	FORECLOSURE
	:	
JOHN ISALAH McCLOSKEY, SR. and	:	
KAY D. McCLOSKEY,	:	
Defendants	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Keystone Nazareth Bank & Trust, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property commonly known as 497 West Main Street, Bushkill, Columbia County, Pennsylvania, as more particularly described in Exhibit A attached hereto.

1. Name and address of Owner(s) or Reputed Owner(s):

Name:

Address:

John Isaiah McCloskey, SR.

188 Lakeview Drive
St. Mathews, SC 29135

Kay D. McCloskey

610 East Third Street
Bloomsburg, PA 17815

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

Name:

Address:

John Isaiah McCloskey, SR.

188 Lakeview Drive
St. Mathews, SC 29135

Kay D. McCloskey

610 East Third Street
Bloomsburg, PA 17815

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

Name:

Address:

Keystone Nazareth Bank & Trust
f/k/a Keystone Savings Bank

90 Highland Avenue
Bethlehem, PA 18017

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

Name:

Address:

Keystone Nazareth Bank & Trust
f/k/a Keystone Savings Bank

90 Highland Avenue
Bethlehem, PA 18017

Pennsylvania Housing
Finance Agency

PO Box 8029
Harrisburg, Pennsylvania 17105-
8029

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

Name:

Address:

None

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name:

Address

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

Dated: 3/6/2006

KEYSTONE SAVINGS BANK

By: 

Name: Charles Lapotka

Title: Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

KEYSTONE NAZARETH BANK & :
TRUST COMPANY d/b/a KEYSTONE :
NAZARETH BANK & TRUST f/k/a :
FIRST FEDERAL SAVINGS AND LOAN :
ASSOCIATION OF HAZLETON, :
Plaintiff :

vs. :

JOHN ISAIAH McCLOSKEY, SR. and :
KAY D. McCLOSKEY, :
Defendants :

No.: 2005-CV-1344

2006 ED. 46

CIVIL ACTION-MORTGAGE
FORECLOSURE

AFFIDAVIT PURSUANT TO RULE 3129.1

Keystone Nazareth Bank & Trust, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property commonly known as 497 West Main Street, Bushkill, Columbia County, Pennsylvania, as more particularly described in Exhibit A attached hereto.

1. Name and address of Owner(s) or Reputed Owner(s):

Name:

Address:

John Isaiah McCloskey, SR.

188 Lakeview Drive
St. Mathews, SC 29135

Kay D. McCloskey

610 East Third Street
Bloomsburg, PA 17815

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

Name:

Address:

John Isaiah McCloskey, SR.	188 Lakeview Drive St. Mathews, SC 29135
----------------------------	---

Kay D. McCloskey	610 East Third Street Bloomsburg, PA 17815
------------------	---

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

<u>Name:</u>	<u>Address:</u>
Keystone Nazareth Bank & Trust f/k/a Keystone Savings Bank	90 Highland Avenue Bethlehem, PA 18017

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

<u>Name:</u>	<u>Address:</u>
Keystone Nazareth Bank & Trust f/k/a Keystone Savings Bank	90 Highland Avenue Bethlehem, PA 18017
Pennsylvania Housing Finance Agency	PO Box 8029 Harrisburg, Pennsylvania 17105-8029

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

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

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name:

Address

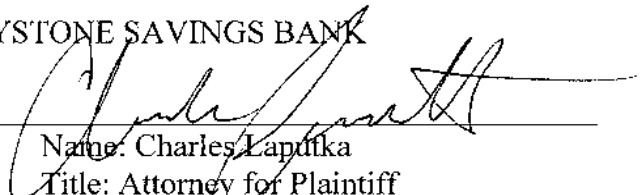
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein made are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: _____

3/6/2006

KEYSTONE SAVINGS BANK

By: _____


Name: Charles Lapotka
Title: Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

KEYSTONE NAZARETH BANK &	:	
TRUST COMPANY d/b/a KEYSTONE	:	
NAZARETH BANK & TRUST f/k/a	:	
FIRST FEDERAL SAVINGS AND LOAN	:	No.: 2005-CV-1344
ASSOCIATION OF HAZLETON,	:	<i>2006-ED-46</i>
Plaintiff	:	
	:	CIVIL ACTION-MORTGAGE
vs.	:	FORECLOSURE
	:	
JOHN ISAIAH McCLOSKEY, SR. and	:	
KAY D. McCLOSKEY,	:	
Defendants	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

Keystone Nazareth Bank & Trust, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property commonly known as 497 West Main Street, Bushkill, Columbia County, Pennsylvania, as more particularly described in Exhibit A attached hereto.

1. Name and address of Owner(s) or Reputed Owner(s):

Name:

Address:

John Isaiah McCloskey, SR.

188 Lakeview Drive
St. Mathews, SC 29135

Kay D. McCloskey

610 East Third Street
Bloomsburg, PA 17815

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

Name:

Address:

John Isaiah McCloskey, SR.	188 Lakeview Drive St. Mathews, SC 29135
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Kay D. McCloskey	610 East Third Street Bloomsburg, PA 17815
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<u>Name:</u>	<u>Address:</u>
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4. Name and address of the last recorded holder of every mortgage of record:

<u>Name:</u>	<u>Address:</u>
Keystone Nazareth Bank & Trust f/k/a Keystone Savings Bank	90 Highland Avenue Bethlehem, PA 18017
Pennsylvania Housing Finance Agency	PO Box 8029 Harrisburg, Pennsylvania 17105-8029

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

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

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name:

Address

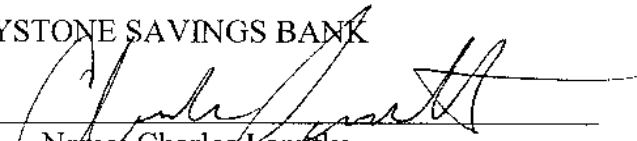
I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein made are subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

Dated: _____

3/6/2006

KEYSTONE SAVINGS BANK

By: _____


Name: Charles Lapotka
Title: Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION

KEYSTONE NAZARETH BANK & :
TRUST COMPANY d/b/a KEYSTONE :
NAZARETH BANK & TRUST f/k/a :
FIRST FEDERAL SAVINGS AND LOAN :
ASSOCIATION OF HAZLETON, :
Plaintiff :

vs. :

JOHN ISAIAH McCLOSKEY, SR. and :
KAY D. McCLOSKEY, :
Defendants :

No.: 2005-CV-1344

2006-ED-46

CIVIL ACTION-MORTGAGE
FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

TAKE NOTICE:

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

DATE:

TIME:

LOCATION: Columbia County Courthouse, 35 West Main Street, Bloomsburg,
PA 17815

THE PROPERTY TO BE SOLD is delineated in detail in a large description mainly consisting of a settlement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (*See* description attached.)

THE LOCATION of your property to be sold is:

497 West Main Street
Bloomsburg, PA 17815

THE JUDGMENT under or pursuant to which your property is being sold was entered on December 16, 2005, and is docketed in the within Commonwealth and County at: 2005-CV-1344.

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) of this property are: John Isaiah McCloskey, SR. and Kay D. McCloskey

COLUMBIA COUNTY SHERIFF'S OFFICE

Timothy T. Chamberlain, Sheriff
P.O. Box 380, Bloomsburg, PA 17815
Telephone: (570) 389-5624

ORDER FOR SERVICE

*ALL INFORMATION AND ADVANCE FEES MUST BE SUPPLIED BEFORE SERVICE WILL
BE MADE. COMPLETE ONE FORM FOR EACH ADDRESS*

DATE: 03/06/06

CASE NUMBER: 2005-CV-1344

ATTORNEY'S NAME: Charles Laputka, Esquire

ATTORNEY'S ADDRESS: 1611 Pond Road, Suite 300
Allentown, PA 18104-2258



ATTORNEY ID: 91984

TELEPHONE: 484-765-2206

CASE CAPTION:

KEYSTONE NAZARETH BANK & TRUST
COMPANY, d/b/a KEYSTONE NAZARETH
BANK & TRUST, f/k/a FIRST FEDERAL
BANK OF HAZLETON,

VS.

John Isaiah McCloskey, Jr.

Plaintiff

Defendant

NAME OF PERSON/ORGANIZATION TO BE SERVED: John Isaiah McCloskey, Jr.

ADDRESS TO BE SERVED: 188 Lakeway Drive
St. Matthews, SC 29135

NO POST OFFICE BOX OR R.D. NUMBERS WILL BE ACCEPTED

TYPE OF PAPER: Writ of Execution – Mortgage Foreclosure

DEPOSIT FOR COLUMBIA COUNTY: **\$1,350.00**

SPECIAL INSTRUCTIONS:

DEPUTIZE COUNTY (WITHIN PENNSYLVANIA ONLY):

TYPE OF MAIL:

IF OTHER, PLEASE SPECIFY:

*INCLUDE A SELF-ADDRESSED STAMPED ENVELOPE TO RECEIVE A COPY OF THE RECEIPT
AFTER SERVICE IS COMPLETED.*

RETURN OF SERVICE (To be completed by Sheriff)

Individual served: _____ Date: _____ Time: _____

Location (if different from above):

☐ Borough of: ☐ City of: ☐ Township of:

Served in the following manner:

- ☐ Defendant personally served
☐ Adult family members with whom said Defendant resides
☐ Adult in charge of Defendant's residence
☐ Manager/Clerk of place of lodging in which Defendant resides
☐ Agent or person in charge of Defendant's office or place of business
☐ Officer of said Defendant company
☐ Posted property
☐ Levy on property
☐ Other: _____
☐ Not found ☐ Moved ☐ No Answer ☐ Vacant ☐ Unknown

SO ANSWERS CHAD A. REINER, SHERIFF OF NORTHUMBERLAND COUNTY

By:

Deputy Sheriff

Badge #

ACCEPTANCE OF SERVICE

I accept service of the _____ on behalf of _____ and
certify that I am authorized to do so.

(Defendant or Authorized Agent)

(Mailing Address)

COLUMBIA COUNTY SHERIFF'S OFFICE

Timothy T. Chamberlain, Sheriff
P.O. Box 380, Bloomsburg, PA 17815
Telephone: (570) 389-5624

ORDER FOR SERVICE

*ALL INFORMATION AND ADVANCE FEES MUST BE SUPPLIED BEFORE SERVICE WILL
BE MADE. COMPLETE ONE FORM FOR EACH ADDRESS*

DATE: 03/06/06

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TELEPHONE: 484-765-2206

CASE CAPTION:

KEYSTONE NAZARETH BANK & TRUST
COMPANY, d/b/a KEYSTONE NAZARETH
BANK & TRUST, f/k/a FIRST FEDERAL
BANK OF HAZLETON,

VS.

Kay D. McCloskey

Plaintiff

Defendant

NAME OF PERSON/ORGANIZATION TO BE SERVED: Kay D. McCloskey

ADDRESS TO BE SERVED: 610 East Third Street
Bloomsburg, PA 17815

NO POST OFFICE BOX OR R.D. NUMBERS WILL BE ACCEPTED

TYPE OF PAPER: Writ of Execution – Mortgage Foreclosure

DEPOSIT FOR COLUMBIA COUNTY: **\$1,350.00**

SPECIAL INSTRUCTIONS:

DEPUTIZE COUNTY (WITHIN PENNSYLVANIA ONLY):

TYPE OF MAIL:

IF OTHER, PLEASE SPECIFY:

*INCLUDE A SELF-ADDRESSED STAMPED ENVELOPE TO RECEIVE A COPY OF THE RECEIPT
AFTER SERVICE IS COMPLETED.*

RETURN OF SERVICE (To be completed by Sheriff)

Individual served: _____ Date: _____ Time: _____

Location (if different from above):

☐ Borough of: ☐ City of: ☐ Township of:

Served in the following manner:

- ☐ Defendant personally served
- ☐ Adult family members with whom said Defendant resides
- ☐ Adult in charge of Defendant's residence
- ☐ Manager/Clerk of place of lodging in which Defendant resides
- ☐ Agent or person in charge of Defendant's office or place of business
- ☐ Officer of said Defendant company
- ☐ Posted property
- ☐ Levy on property
- ☐ Other: _____
- ☐ Not found ☐ Moved ☐ No Answer ☐ Vacant ☐ Unknown

SO ANSWERS CHAD A. REINER, SHERIFF OF NORTHUMBERLAND COUNTY

By:

Deputy Sheriff

Badge #

ACCEPTANCE OF SERVICE

I accept service of the _____ on behalf of _____ and
certify that I am authorized to do so.

(Defendant or Authorized Agent)

(Mailing Address)

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY KEYSTONE NAZARETH BANK AND TRUST COMPANY d/b/a KEYSTONE NAZARETH BANK AND TRUST f/k/a FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAZLETON TO NO. 2005-CV-1344

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

BEGINNING at the corner of lot now or formerly of Philip Shoemaker on the north side of Second or Main Street of said Town, running;

THENCE north 26 degrees 45 minutes west, 65.4 feet to a corner;

THENCE north 63 degrees 15 minutes east, 15.1 feet to a corner;

THENCE north 26 degrees 45 minutes west, 45.5 feet to a corner;

THENCE north 63 degrees 15 minutes east, 14.3 feet to land now or late of Philip Shoemaker;

THENCE along the same, south 26 degrees 45 minutes east, 110.9 feet to the corner of the north side of Main Street, the place of beginning.

SUBJECT, NEVERTHELESS to the right of ingress, egress, and regress by Frances T. Fest, her heirs and assigns over and through a 5-foot passageway leading from Main Street to an eastern door in the building on other land of said Frances T. Fest, her heirs and assigns.

The Grantors hereby grant and convey to the Grantee, his heirs and assigns the right of ingress, egress and regress over and through a 2.5 foot passageway leading from Leonard Street to the rear of the premises herein conveyed, situate between the restaurant building and garage on other lands of Frances T. Fest.

BEING the same premises granted and conveyed to the mortgagors herein by deed of J. &B. Rentals, Inc., a Pennsylvania Corporation, to be dated and recorded contemporaneously with this mortgage.

PROPERTY KNOWN AS: 497 West Main Street, Bushkill, Pennsylvania 17815

Tax Parcel No.: 05W-04-042

SIEZED AND TAKEN IN EXECUTION OF THE PROPERTY

(DEFENDANTS NAME): John Isaiah McCloskey and Kay D. McCloskey

Assessment Map, Block and Lot Numbers 05W-04-042

BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY KEYSTONE NAZARETH BANK AND TRUST COMPANY d/b/a KEYSTONE NAZARETH BANK AND TRUST f/k/a FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAZLETON TO NO. 2005-CV-1344

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(DEFENDANTS NAME): John Isaiah McCloskey and Kay D. McCloskey

Assessment Map, Block and Lot Numbers 05W-04-042

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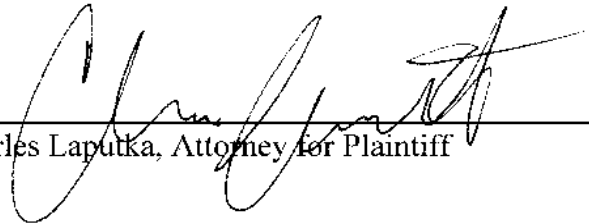
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SIEZED AND TAKEN IN EXECUTION OF THE PROPERTY
(DEFENDANTS NAME): John Isaiah McCloskey and Kay D. McCloskey

Assessment Map, Block and Lot Numbers 05W-04-042

WAIVER OF WATCHMAN/WAIVER OF INSURANCE - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



Charles Laputka, Attorney for Plaintiff

NOTICE OF OWNERS' RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

TO PREVENT THIS SHERIFF'S SALE, YOU MUST TAKE IMMEDIATE ACTION:

1. THIS SALE WILL BE CANCELLED IF YOU PAY THE MORTGAGEE THE BACK PAYMENTS, LATE CHARGES, COSTS AND REASONABLE ATTORNEY'S FEES DUE. TO FIND OUT HOW MUCH YOU MUST PAY, CALL (610) 391-1800.
2. YOU MAY BE ABLE TO STOP THE SALE BY FILING A PETITION ASKING THE COURT TO STRIKE OR OPEN THE JUDGMENT, IF THE JUDGMENT WAS IMPROPERLY ENTERED. YOU MAY ALSO ASK THE COURT TO POSTPONE THE SALE FOR GOOD CAUSE.
3. YOU MAY ALSO BE ABLE TO STOP THE SALE THROUGH OTHER LEGAL PROCEEDINGS.

YOU MAY NEED AN ATTORNEY TO ASSERT YOUR RIGHTS. THE SOONER YOU CONTACT ONE, THE MORE CHANCE YOU WILL HAVE OF STOPPING THE SALE.

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

1. IF THE SHERIFF'S SALE IS NOT STOPPED, YOUR PROPERTY WILL BE SOLD TO THE HIGHEST BIDDER. YOU MAY FIND OUT THE BID PRICE BY CALLING (610) 391-1800.
2. YOU MAY BE ABLE TO PETITION THE COURT TO SET ASIDE THE SALE IF THE BID PRICE WAS GROSSLY INADEQUATE COMPARED TO THE VALUE OF YOUR PROPERTY.
3. THE SALE WILL GO THROUGH ONLY IF THE BUYER PAYS THE SHERIFF THE AMOUNT DUE AT THE SALE. TO FIND OUT IF THIS HAS HAPPENED, YOU MAY CALL (570) 389-5624.
4. IF THE AMOUNT DUE FROM THE BUYER IS NOT PAID TO THE SHERIFF, YOU WILL REMAIN THE OWNER OF THE PROPERTY AS IF THE SALE NEVER HAPPENED.
5. YOU HAVE A RIGHT TO REMAIN IN THE PROPERTY UNTIL THE FULL AMOUNT DUE IS PAID TO THE SHERIFF AND THE SHERIFF GIVES A DEED TO THE BUYER. AT THAT TIME, THE BUYER MAY BRING LEGAL PROCEEDINGS TO EVICT YOU.

6. YOU MAY BE ENTITLED TO A SHARE OF THE MONEY WHICH WAS PAID FOR YOUR PROPERTY. A SCHEDULE OF DISTRIBUTION OF THE MONEY BID FOR YOUR PROPERTY WILL BE FILED BY THE SHERIFF. THIS SCHEDULE WILL STATE WHO WILL BE RECEIVING THE MONEY. THE MONEY WILL BE PAID OUT IN ACCORDANCE WITH THIS SCHEDULE UNLESS EXCEPTIONS (REASONS WHY THE PROPOSED DISTRIBUTION IS WRONG) ARE FILED WITH THE SHERIFF WITHIN 10 DAYS.
7. YOU MAY ALSO HAVE OTHER RIGHTS AND DEFENSES, OR WAYS OF GETTING YOUR PROPERTY BACK, IF YOU ACT IMMEDIATELY **AFTER THE SALE.**

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

Lawyer Referral Service
Columbia County Bar Association

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive a part of the proceeds of the sale received and to be disbursed by the Sheriff (**for example, to banks that hold mortgages and municipalities that are owed taxes**) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

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

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

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

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

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

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

Lawyer Referral Service
Columbia County Bar Association

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

A copy of the Writ of Execution is attached hereto.

Scott R. Lipson, Esquire
Charles Laputka, Esquire
Tallman, Hudders & Sorrentino, P.C.
The Paragon Centre, Suite 300
1611 Pond Road
Allentown, PA 18104-2258
(610) 391-1800

TO: ATTORNEY FOR PLAINTIFF
FROM: COLUMBIA COUNTY SHERIFF'S OFFICE

THE FORM BELOW ACCOMPANIES THE PROPERTY DESCRIPTION WHICH GOES TO THE PRINTER FOR ADVERTISING. IT MUST BE FILLED OUT NEATLY, ACCURATELY, AND COMPLETELY, AND MUST BE DELIVERED TO THE SHERIFF'S OFFICE AT THE SAME TIME THAT THE WRIT IS FILED. THE CORRECT ASSESSMENT MAP, BLOCK, AND LOT NUMBERS MAY BE OBTAINED FROM THE PIKE COUNTY ASSESSMENT OFFICE.

ALSO, TO HELP AVOID ADVERTISING AND PRINTING DELAYS, PLEASE BE SURE THAT THE COPIES OF THE PROPERTY DESCRIPTION ARE CLEAR AND LEGIBLE. THIS IS WHAT WE ADVERTISE AND PUT IN OUR BOOKLET TO HAND OUT.

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2005-CV-1344, Keystone Nazareth Bank & Trust Company, d/b/a Keystone Nazareth Bank & Trust Company f/k/a First Federal Savings & Loan Association of Hazleton vs. John Isaiah McCloskey, SR. and Kay D. McCloskey., owner(s) of property situate in the City of Bloomsburg, Columbia County, Pennsylvania, being:

497 West Main Street
(Acreage or street address)

05W-04-042
(Assessment map, block and lot numbers)

Improvements thereon: Residential dwelling

Attorney: Scott R. Lipson, Esquire Charles Laputka, Esquire

TO: ATTORNEY FOR PLAINTIFF
FROM: COLUMBIA COUNTY SHERIFF'S OFFICE

THE FORM BELOW ACCOMPANIES THE PROPERTY DESCRIPTION WHICH GOES TO THE PRINTER FOR ADVERTISING. IT MUST BE FILLED OUT NEATLY, ACCURATELY, AND COMPLETELY, AND MUST BE DELIVERED TO THE SHERIFF'S OFFICE AT THE SAME TIME THAT THE WRIT IS FILED. THE CORRECT ASSESSMENT MAP, BLOCK, AND LOT NUMBERS MAY BE OBTAINED FROM THE PIKE COUNTY ASSESSMENT OFFICE.

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<u>497 West Main Street</u>	<u>05W-04-042</u>
<i>(Acreage or street address)</i>	<i>(Assessment map, block and lot numbers)</i>

Improvements thereon: Residential dwelling

Attorney: Scott R. Lipson, Esquire Charles Laputka, Esquire

TO: ATTORNEY FOR PLAINTIFF
FROM: COLUMBIA COUNTY SHERIFF'S OFFICE

THE FORM BELOW ACCOMPANIES THE PROPERTY DESCRIPTION WHICH GOES TO THE PRINTER FOR ADVERTISING. IT MUST BE FILLED OUT NEATLY, ACCURATELY, AND COMPLETELY, AND MUST BE DELIVERED TO THE SHERIFF'S OFFICE AT THE SAME TIME THAT THE WRIT IS FILED. THE CORRECT ASSESSMENT MAP, BLOCK, AND LOT NUMBERS MAY BE OBTAINED FROM THE PIKE COUNTY ASSESSMENT OFFICE.

ALSO, TO HELP AVOID ADVERTISING AND PRINTING DELAYS, PLEASE BE SURE THAT THE COPIES OF THE PROPERTY DESCRIPTION ARE CLEAR AND LEGIBLE. THIS IS WHAT WE ADVERTISE AND PUT IN OUR BOOKLET TO HAND OUT.

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2005-CV-1344, Keystone Nazareth Bank & Trust Company, d/b/a Keystone Nazareth Bank & Trust Company f/k/a First Federal Savings & Loan Association of Hazleton vs. John Isaiah McCloskey, SR. and Kay D. McCloskey., owner(s) of property situate in the City of Bloomsburg, Columbia County, Pennsylvania, being:

<u>497 West Main Street</u>	<u>05W-04-042</u>
<i>(Acreage or street address)</i>	<i>(Assessment map, block and lot numbers)</i>

Improvements thereon: Residential dwelling

Attorney: Scott R. Lipson, Esquire Charles Laputka, Esquire

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

TALLMAN, HUDDERS & SORRENTINO, P.C.

THE PARAGON CENTRE

SUITE 300

1611 POND ROAD

ALLENTOWN, PA 18104-2256

KEYSTONE NAZARETH BANK & TRUST

60-7179/2313

NUMBER

41790

AMOUNT
\$1,350.00

DATE
02/28/06

PAY
TO THE
ORDER
OF
ONE THOUSAND THREE HUNDRED FIFTY DOLLARS & ZERO CENTS
COLUMBIA COUNTY SHERIFF

AUTHORIZED SIGNATURE

Diana A. Sorrentino

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

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