

*RECORD OWNER AND  
LIEN CERTIFICATE*

Commonwealth Land Title Insurance Company

Premier Real Estate Settlement Services, Inc.

Elwood R. Harding, Jr., Agent

No. 2007- 010

ATTACHED TO AND FORMING A PART OF RECORD OWNER AND LIEN

CERTIFICATE NO. 2007 – 010

\*\*\*\*\*

Subject to the encumbrance and claims as follows:

TAXES: Account No. 32-04-012 Collected By Sheriff

Lienable Water and Sewer Rents – None

Mechanics and Municipal Claims – None

Mortgages: 1) Laura Laubach to First Columbia Bank & Trust Co.  
Dated December 3, 1999  
Recorded in Columbia County as Instrument No. 199911470  
Last assigned to Antonio Rado

Antonio Rado vs. Laura Laubach and Martin O. Laubach  
Complaint in Mortgage Foreclosure filed on 7-26-2005, to # 911 -CV- 2005.  
Female Defendant served by certified Mail on August 1, 2005  
Male Defendant served by Somerset County Sheriff on 8-22-05  
Judgment in Mortgage Foreclosure filed March 3, 2006  
Writ of Execution # 51 ED- 2006 filed March 16, 2006 served  
by certified mail on Laura Laubach on 6-26-06  
by certified mail on Martin O. Laubach on 3-24-2006  
by certified mail on Robert Zimmerman, Robert Santore, Martin O. Laubach, Jr. on 5-13-06

Judgments – 1) Laura Laubach vs. Martin O. Laubach Sr # 533 CV 2003  
2) Laura Laubach vs. Martin O. Laubach, et al # 157 CV 2003

Bankruptcies: None of record in Columbia County

**Exceptions:** Right of way to Penna. Power & Light Co. recorded in CC Misc Bk 17, page 637

**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.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Record Owner and Lien Certificate

Order No. 2007 – 10

Effective Date: April 11, 2007

Address: 69 Saddle Rock Road, Sugarloaf Twp., Benton, PA 17814

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: Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman

Title to the said premises is vested in Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman by deed from Martin O. Laubach, Jr., Agent for Martin O. Laubach, Sr. dated November 1, 2005, recorded November 29, 2005, in Columbia County as Instrument No. 200513002.

**ALL THOSE CERTAIN** pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

**TRACT NO. 1:**

BEGINNING at a chestnut corner; thence North  $72 \frac{3}{4}$  degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South  $79 \frac{1}{4}$  degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South  $10 \frac{3}{4}$  degrees East 87 perches to a chestnut and oak; thence by said land South  $55 \frac{1}{4}$  degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North  $32 \frac{3}{4}$  degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

**TRACT NO. 2:**

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed .

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvie C. and Lula S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E.. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

# SHERIFF'S SALE

## Distribution Sheet

Antonio Rado VS. Laura Laubach and Martin O. Laubach

NO. 911-2005 JD DATE OF SALE: April 11, 2007

NO. 51-2006 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) April 11, 2007 and (time) 9:30 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Ryan Donald Koch and Stacy Leigh Koch for the price or sum of \$164,981.50 (One Hundred Sixty Four Thousand Nine Hundred Eighty Dollars. One and 50/100) Ryan Donald Koch and Stacy Leigh Koch being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ 157,000.00	
Poundage .....	3,140.00	
Transfer Taxes .....	4,841.50	
Total Needed to Purchase .....		\$ 164,981.50
Amount Paid Down .....		16,500.00
Balance Needed to Purchase .....		148,481.50

**EXPENSES:**

Columbia County Sheriff - Costs.....	\$	<u>395.00</u>	
Poundage .....		<u>3,140.00</u>	\$ 3,535.00
Newspaper.....			<u>835.00</u>
Printing.....			<u>-0-</u>
Solicitor .....			<u>75.00</u>
Columbia County Prothonotary .....			<u>10.00</u>
Columbia County Recorder of Deeds -		Deed copy work	<u>42.50</u>
		Realty transfer taxes	<u>2,420.75</u>
		State stamps	<u>2,420.75</u>
Tax Collector ( )			<u>205.11</u>
Columbia County Tax Assessment Office.....			<u>4,474.13</u>
State Treasurer .....		Web Posting.....	<u>110.00</u>
Other: .....		Notary .....	<u>150.00</u>
		Lien Search Certificate	<u>10.00</u>
		Somerset Co. (Service)	<u>250.00</u>
			<u>100.00</u>
		TOTAL EXPENSES:	\$ <u>14,638.24</u>

Total Needed to Purchase	\$ 164,981.50
Less Expenses	14,638.24
Net to First Lien Holder	25,890.43
Plus Deposit	1,300.00
Total to First Lien Holder	\$ 27,190.43

Sheriff's Office, Bloomsburg, Pa.  
April 17, 2007

So answers Proceeds \$123,152.83  
Laura Laubach \$33,338.56  
*Tenn. B. Ct.* Sheriff

Zimmerman, Santore, Laubach (Martin Jr.) \$89,814.27

# SHERIFF'S SALE COST SHEET

Antonio Rado vs. Laura & Martin Leubach  
 NO. 51-06 ED NO. 9/1/05 JD DATE/TIME OF SALE Apr 11 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>405.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>835.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1060.00</u>	

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

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>25.00</u>
SCHOOL DIST. 20	\$ <u>25.00</u>
DELINQUENT 20	\$ <u>4474.24</u>
TOTAL ***** \$ <u>4679.24</u>	

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>0.00</u>
WATER 20	\$ <u>0.00</u>
TOTAL ***** \$ <u>0.00</u>	

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>Somerset Co.</u>	\$ <u>100.00</u>
TOTAL ***** \$ <u>100.00</u>	

TOTAL COSTS (OPENING BID) \$ 6406.74

# SHERIFF'S SALE

## Distribution Sheet

Antonio Rado vs. Laura Laubach and Martin O. Laubach

NO. 911-2005 JD DATE OF SALE: April 11, 2007

NO. 51-2006 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) April 11, 2007 and (time) 9:30 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Ryan Donald Koch and Stacy Leigh Koch for the price or sum of \$164,981.50 (One Hundred Sixty Four Thousand Nine Hundred Eighty Dollars. Ryan Donald Koch and Stacy Leigh Koch One and 50/100) being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ 157,000.00	
Poundage .....	3,140.00	
Transfer Taxes .....	4,841.50	
Total Needed to Purchase .....		\$ 164,981.50
Amount Paid Down .....		16,500.00
Balance Needed to Purchase .....		148,481.50
 EXPENSES:		
Columbia County Sheriff - Costs .....	\$ 395.00	
Poundage .....	3,140.00	\$ 3,535.00
Newspaper .....		835.00
Printing .....		-0-
Solicitor .....		75.00
Columbia County Prothonotary .....		10.00
Columbia County Recorder of Deeds - Deed copy work .....		42.50
Realty transfer taxes .....		2,420.75
State stamps .....		2,420.75
Tax Collector ( ) .....		205.11
Columbia County Tax Assessment Office .....		4,474.13
State Treasurer .....		110.00
Other: Web Posting .....		150.00
Notary .....		10.00
Lien Search Certificate .....		250.00
Somerset Co. (Service) .....		100.00
TOTAL EXPENSES:		\$ 14,638.24
Total Needed to Purchase		\$ 164,981.50
Less Expenses		14,638.24
Net to First Lien Holder		25,890.43
Plus Deposit		1,300.00
Total to First Lien Holder		\$ 27,190.43
Proceeds		\$123,152.83
So answers Laura Laubach		\$33,338.56
Sheriff's Office, Bloomsburg, Pa. } April 17, 2007		Sheriff <i>Thomas B. Chitt</i> Zimmerman, Santore, Laubach (Martin Jr.) \$89,814.27

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.

**Address**  
**X** B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

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

Article Addressed to:

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

3. Service Type  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

Article Number  
(Transfer from service label)  
7004 1160 0005 9399 1047

102595-02-M-1540

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**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:

Laura Laubach  
7200 Sunshine Skyway Lane S. Apt. 11F  
St. Petersburg, FL 33711

2. Article Number  
(Transfer from service label)

7005 1160 0000 0372 7920

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**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:

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

2. Article Number  
(Transfer from service label)

7004 1160 0005 9399 1054

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

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

2. Article Number  
(Transfer from service label)

7004 1160 0005 9399 1030

PS Form 3811, February 2004

Domestic Return Receipt

102595-02

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☐ Agent ☒ Address  
**X** Judith Roberts  
B. Received by (Printed Name) C. Date of Delivery  
JUDITH ROBERTS 6-22-04  
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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☐ Agent ☒ Address  
**X** S. B. R.  
B. Received by (Printed Name) C. Date of Delivery  
S. B. R. 3/22/04  
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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☐ Agent ☒ Address  
**X** Roberta Collier  
B. Received by (Printed Name) C. Date of Delivery  
ROBERTA COLLIER MAR 22 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



**Details on Back.**

*Law Offices of*  
**KREISHER AND GREGOROWICZ**

401 SOUTH MARKET STREET  
BLOOMSBURG, PENNSYLVANIA 17815  
(570) 784-5211  
www.columbiacountylaw.com

WILLIAM S. KREISHER  
MICHAEL P. GREGOROWICZ

DANIEL P. LYNN

HON. C. E. KREISHER (1874-1941)  
HON. C. W. KREISHER (1908-1984)

TELECOPIER - FAX 570-387-1477

April 26, 2007

COLUMBIA COUNTY SHERIFF  
COLUMBIA COUNTY COURTHOUSE  
MAIN STREET  
BLOOMSBURG PA 17815

IN RE: Property of Laubach, Martin, et al to Koch  
Sugarloaf Township

Dear Sheriff:


Enclosed please find check #7538 in the amount of \$148,481.50 representing the proceeds with regard to the above referenced transfer, as well as a copy of the HUD-1 settlement statement.

Please fax a copy of the prepared deed for review and notify our office when you are ready to record so that we can record the mortgage at the same time.

Please call if you have any questions or need anything further. Thank you.

Very truly yours,

KREISHER & GREGOROWICZ

  
Angelica L. Eckrote  
Paralegal

Enclosures

# SHERIFF'S SALE

## Distribution Sheet

Antonio Rado VS. Laura Laubach and Martin O. Laubach  
 NO. 911-2005 JD DATE OF SALE: April 11, 2007  
 NO. 51-2006 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) April 11, 2007 and (time) 9:30 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Ryan Donald Koch and Stacy Leigh Koch for the price or sum of \$164,981.50 (One Hundred Sixty Four Thousand Nine Hundred Eighty Dollars. Ryan Donald Koch and Stacy Leigh Koch One and 50/100) being the

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ 157,000.00	
Poundage .....	3,140.00	
Transfer Taxes .....	4,841.50	
Total Needed to Purchase .....		\$ 164,981.50
Amount Paid Down .....		16,500.00
Balance Needed to Purchase .....		148,481.50

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ 395.00	
Poundage .....	3,140.00	\$ 3,535.00
Newspaper .....		835.00
Printing .....		-0-
Solicitor .....		75.00
Columbia County Prothonotary .....		10.00
Columbia County Recorder of Deeds -	Deed copy work	42.50
	Realty transfer taxes	2,420.75
	State stamps	2,420.75
Tax Collector (		205.11
Columbia County Tax Assessment Office .....		4,474.13
State Treasurer .....	Web Posting	110.00
Other: .....	Notary	150.00
	Lien Search Certificate	10.00
	Somerset Co. (Service)	250.00
		100.00
	TOTAL EXPENSES:	\$ 14,638.24

Total Needed to Purchase	\$ 164,981.50
Less Expenses	14,638.24
Net to First Lien Holder	25,890.43
Plus Deposit	1,300.00
Total to First Lien Holder	\$ 27,190.43

Sheriff's Office, Bloomsburg, Pa.

April 17, 2007

So answers

Proceeds \$123,152.83  
 Laura Laubach \$33,338.56

Sheriff

Zimmerman, Santore, Laubach (Martin Jr.) \$89,814.27

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

---

---

FACSIMILE TRANSMITTAL SHEET

---

TO:

*Angel*

FROM:

*Kim*

COMPANY:

DATE:

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER:

*2*

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE:

YOUR REFERENCE NUMBER:

---

---

☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

---

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

---

---

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

---

---

FACSIMILE TRANSMITTAL SHEET

---

TO:

*Karoly*

FROM:

*Tim Chamberlain*

COMPANY:

DATE:

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER:

*2*

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE:

YOUR REFERENCE NUMBER:

---

☐ URGENT    ☐ FOR REVIEW    ☐ PLEASE COMMENT    ☐ PLEASE REPLY    ☐ PLEASE RECYCLE

---

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

---

---

**KAROLY LAW OFFICES, P.C.**

1555 N. 18<sup>TH</sup> STREET  
ALLENTOWN, PENNSYLVANIA 18104  
TELEPHONE 610-820-9790  
FACSIMILE 610-820-9909

JOHN P. KAROLY, JR.  
JOSEPH P. MAHER  
JOHN P. KAROLY, III

IN REPLY, PLEASE REFER.  
TO FILE NO. 6764

April 12, 2007

Via Fax to (570) 389-5625 & Reg. Mail  
Sheriff Tim Chamberlin  
Columbia County  
P. O. Box 380  
Bloomsburg, PA. 17815

RE: Antonio Rado vs. Laura Laubach & Martin O. Laubach,  
Columbia County #91-CV-2005, Mortgage Foreclosure

Dear Sheriff:

You may recall that I have been representing the present landowners involved in the about-described action. I am also aware that your department conducted a sale of the property pursuant to said action relating to a mortgage foreclosure. In a discussion late yesterday afternoon with Attorney Elwood Harding I learned that the property sold for approximately \$157,000.00 after a fairly vigorous bidding process.

I believe you may already have a proposed Schedule of Distribution prepared pursuant to Pa.R.C.P. 3136. I would like to have a copy. However, even without seeing such a schedule, I believe that there is be a fairly large sum remaining after all the fees, costs, taxes and liens upon the property have been paid. My concern today is principally directed to this surplus.

I am hereby requesting on behalf of my clients that you issue a check in the amount of the net proceeds remaining to my firm, KAROLY LAW OFFICES, P.C. I can then put these proceeds into a special interest bearing trust account until an agreement pertaining to its division as been agreed to by my clients. IF you are unable to issue such a check as stated above, in the alternative, issue a check payable to the 3 individuals, i.e. ROBERT ZIMMERMAN, ROBERT SANTORE & MARTIN O LAUBACH, JR..

If you have any questions/comments regarding this matter please contact me at your earliest convenience. The best number at which to reach me is (484) 264-8005.

Thank you for your anticipated prompt response to this request.

# SHERIFF'S SALE

## Distribution Sheet

Antonio Rado vs. Laura Laubach and Martin O. Laubach

NO. 911-2005 JD DATE OF SALE: April 11, 2007

NO. 51-2006 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) April 11, 2007 and (time) 9:30 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Ryan Donald Koch and Stacy Leigh Koch for the price or sum of \$164,981.50 (One Hundred Sixty Four Thousand Nine Hundred Eighty Dollars. One and 50/100) Ryan Donald Koch and Stacy Leigh Koch being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ 157,000.00	
Poundage .....	3,140.00	
Transfer Taxes .....	4,841.50	
Total Needed to Purchase .....		\$ 164,981.50
Amount Paid Down .....		16,500.00
Balance Needed to Purchase .....		148,481.50

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ 395.00	
Poundage .....	3,140.00	\$ 3,535.00
Newspaper .....		835.00
Printing .....		-0-
Solicitor .....		75.00
Columbia County Prothonotary .....		10.00
Columbia County Recorder of Deeds - Deed copy work .....		42.50
Realty transfer taxes .....		2,420.75
State stamps .....		2,420.75
Tax Collector ( ) .....		205.11
Columbia County Tax Assessment Office .....		4,474.13
State Treasurer .....		110.00
Other: Web Posting .....		150.00
Notary .....		10.00
Lien Search Certificate .....		250.00
Somerset Co. (Service) .....		100.00
TOTAL EXPENSES:		\$ 14,638.24

Total Needed to Purchase	\$ 164,981.50
Less Expenses	14,638.24
Net to First Lien Holder	25,890.43
Plus Deposit	1,300.00
Total to First Lien Holder	\$ 27,190.43

Sheriff's Office, Bloomsburg, Pa.  
April 17, 2007

So answers Proceeds \$123,152.83  
 Laura Laubach \$33,338.56  
 Sheriff  
 Zimmerman, Santore, Laubach (Martin Jr.) \$89,814.27

Sheriff – Columbia County

April 12, 2007

Page 2

Very truly yours,

A handwritten signature in black ink, appearing to read "Joseph P. Maher". The signature is fluid and cursive, with the first name "Joseph" and last name "Maher" being the most prominent parts.

Joseph P. Maher

XC: Elwood R. Harding, Jr., Esquire via fax only to 1-570-784-6075

Mr. Robert Zimmerman via e-mail only



**KAROLY LAW OFFICES, P.C.**

1555 N. 18<sup>TH</sup> STREET  
ALLENTOWN, PENNSYLVANIA 18104  
TELEPHONE 610-820-9790  
FACSIMILE 610-820-9909

JOHN P. KAROLY, JR.  
JOSEPH P. MAHER  
JOHN P. KAROLY, III

IN REPLY, PLEASE REFER.  
TO FILE NO. 6764

April 12, 2007

Via Fax to (570) 389-5625 & Reg. Mail

Sheriff Tim Chamberlin  
Columbia County  
P. O. Box 380  
Bloomsburg, PA. 17815-1707

RE: Antonio Rado vs. Laura Laubach & Martin O. Laubach,  
Columbia County #91-CV-2005, Mortgage Foreclosure

Dear Sheriff:

You may recall that I have been representing the present landowners involved in the about-described action. I am also aware that your department conducted a sale of the property pursuant to said action relating to a mortgage foreclosure. In a discussion late yesterday afternoon with Attorney Elwood Harding I learned that the property sold for approximately \$157,000.00 after a fairly vigorous bidding process.

I believe you may already have a proposed Schedule of Distribution prepared pursuant to Pa.R.C.P. 3136. I would like to have a copy. However, even without seeing such a schedule, I believe that there is be a fairly large sum remaining after all the fees, costs, taxes and liens upon the property have been paid. My concern today is principally directed to this surplus.

I am hereby requesting on behalf of my clients that you issue a check in the amount of the net proceeds remaining to my firm, KAROLY LAW OFFICES, P.C. I can then put these proceeds into a special interest bearing trust account until an agreement pertaining to its division as been agreed to by my clients. IF you are unable to issue such a check as stated above, in the alternative, issue a check payable to the 3 individuals, i.e. ROBERT ZIMMERMAN, ROBERT SANTORE & MARTIN O LAUBACH, JR..

If you have any questions/comments regarding this matter please contact me at your earliest convenience. The best number at which to reach me is (484) 264-8005.

Thank you for your anticipated prompt response to this request.

Sheriff – Columbia County  
April 12, 2007  
Page 2

Very truly yours,

*Joseph P. Maher*

Joseph P. Maher

XC: Elwood R. Harding, Jr., Esquire via fax only to 1-570-784-6075  
Mr. Robert Zimmerman via e-mail only

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Antonio Rado vs Laura & Martin Leubach

NO. 51-06 ED NO. 711-05 JD

DATE/TIME OF SALE: Apr 11 2000

BID PRICE (INCLUDES COST) \$ 157,000.00

POUNDAGE - 2% OF BID \$ 3140.00

TRANSFER TAX - 2% OF FAIR MKT \$ 4841.50

MISC. COSTS \$ \_\_\_\_\_

TOTAL AMOUNT NEEDED TO PURCHASE \$ 164981.50

PURCHASER(S): Ryan Donald Koch & Stacy Leigh Koch

ADDRESS: 71 Benjamin Road Apt. 1, Benton

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): Stacy L Koch

TOTAL DUE: \$ 164981.50

LESS DEPOSIT: \$ 16800.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 148481.50

THIS CHECK HAS A COLORED BACKGROUND - DO NOT CASH THIS CHECK IF ANY OF THE SECURITY FEATURES LISTED ON THE BACK ARE NOT PRESENT.



Stacy L Koch

383495

90-593  
313

DATE 04/11/07

PAY TO THE ORDER OF Columbia Co. Sheriff's Office

\$16,500.00

Sixteen Thousand Five Hundred Dollars And 00 Cents

TREASURER'S CHECK

down payment

*Stacy L Koch*

AUTHORIZED SIGNATURE

⑆383495⑆ ⑆031305936⑆ 023⑆338⑆0⑆

ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,  
Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
: 26TH JUDICIAL DISTRICT  
:  
: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE  
:  
: NO. 911 – CV - 2005  
: ED 51-2006

---

**STATEMENT OF BALANCE DUE TO DATE OF SALE**

To: Sheriff of Columbia County:

Plaintiff hereby amends the amount due to reflect current principal,  
additional interest, late fees, attorney fees and other charges:

Principal Balance	-	\$ 24,593.33
Additional Interest to Date of Sale	-	\$ 884.35
Additional Late Charges to Date of Sale	-	\$ 112.75
Additional Attorney Fees to Date of Sale	-	\$ 300.00
Total		\$ 25,890.43

Plus all record costs through and including costs incurred to the date of sale.

HARDING & HILL, LLP

By: 

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

3-28 (17 in 00)  
2007

# SHERIFF'S SALE COST SHEET

NO. 2900 ED NO. 51-06 VS. Lambert JD DATE/TIME OF SALE

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>27.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>40.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>5.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL *****	\$ <u>330.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>835.00</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1060.00</u>

PROTHONOTARY (NOTARY)	\$40.00
RECORDER OF DEEDS	\$
TOTAL *****	\$ <u>-0-</u>

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. <u>Sheriff's Co.</u>	\$ <u>100.00</u>
<u>Pandora</u>	\$ <u>582.42</u>
TOTAL *****	\$ <u>682.42</u>

TOTAL COSTS (OPENING BID) \$ 2177.42  
1200  
8 17.42

# SHERIFF'S SALE COST SHEET

NO. 51-06 ED NO. 711-05 VS. Lambach JD DATE/TIME OF SALE

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>27.50</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>40.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>40.00</u>	
TOTAL *****		\$ <u>320.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ _____	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>225.00</u>

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

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

MUNICIPAL FEES DUE:		
SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0.00</u>

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>	
MISC. <u>Amusement</u>	\$ <u>100.00</u>	
TOTAL *****		\$ <u>100.00</u>

TOTAL COSTS (OPENING BID) \$ 760.00

ANTONIO RADO,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF CLOUMBIA COUNTY, PA.
	:	TWENTY-SIXTH JUDICIAL DISTRICT
	:	CIVIL ACTION – AT LAW
vs.	:	IN MORTGAGE FORECLOSURE
	:	
LAURA LAUBACH &	:	NO. 911- CV - 2005
MARTIN O. LAUBACH,	:	
Defendants	:	

# ORDER

AND NOW, this 2nd day of Oct, 2006 upon consideration of proposed Intervenor's Petition to Intervene and Stay or Execution or Special Relief and Plaintiff's response to said Petition the following is Ordered:

IT IS ORDERED that

- (1) Proposed Intervenor as the holder of a beneficial interest in the real estate subject to the underlying mortgage in this action is allowed to formally Intervene in this matter and the caption to this action shall be amended by the Prothonotary/Clerk of Courts of Columbia County indicating his intervention;
- (2) The Sheriff's Sale presently scheduled for October 4, 2006 @ 9:30 a.m. be stayed upon payment by Intervenor of the sum of Five Thousand (\$5,000.00) Dollars to Plaintiff and thereafter be stayed for a period of six SPECIFICALLY 4(11)07 (6)months with proposed Intervenor paying a monthly sum to be agreed upon by the Plaintiff and Intervenor or established by this Honorable Court;
- (3) That the above-described stay of the Sheriff's Sale be stayed until either the Intervenor has been paid the insurance proceeds on the property or he is

FILED  
 PROTHONOTARY  
 OCT - 2 A 9:34  
 CLERK OF COURTS OFFICE  
 JUDICIAL DISTRICT  
 OF COLUMBIA, PA



able to obtain alternate financing on the property or the above-stated six months expire whichever event occurs first or there is further Order of this Honorable Court setting a new Sheriff's Sale date; and

- (5) Such other relief as this Honorable Court deems just and appropriate under the circumstances.

BY THE COURT:

15/ Scott W. Nause  
P. J.

ANTONIO RADO,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF CLOUMBIA COUNTY, PA.
	:	TWENTY-SIXTH JUDICIAL DISTRICT
	:	CIVIL ACTION – AT LAW
vs.	:	IN MORTGAGE FORECLOSURE
	:	
LAURA LAUBACH &	:	NO. 911- CV - 2005
MARTIN O. LAUBACH,	:	
Defendants	:	

**PETITION FOR INTERVENTION AND STAY OF EXECUTION OR  
SPECIAL RELIEF**

AND NOW comes proposed Intervenor, Robert Zimmerman, by and through his attorneys, KAROLY LAW OFFICES, P.C and JOSEPH P. MAHER, ESQUIRE, and petitions this Honorable Court to allow him to intervene in this matter and thereafter to stay the Sheriff's Sale of the hereinafter described property, and avers as follows:

1. Robert Zimmerman is an individual who resides at 29 S. Spruce Street, Tipton, PA. 19562.
2. On or about November 1, 2005, proposed Intervenor acquired an interest in real estate located in the Township of Sugarloaf, Columbia County, Pennsylvania located 69 Saddle Rock Road, Benton, PA. 17814. A copy of the recorded deed, recorded with the Recorder of Deeds of Columbia County on or about November 29, 2005, conveying an interest into the proposed Intervenor as a joint tenant with right of survivorship is attached hereto and made a part hereof as proposed Intervenor's Exhibit "A".
3. On or about July 26, 2005 a civil complaint, as captioned above was filed by the Plaintiff in mortgage foreclosure.
4. On or about December 17, 2005, proposed Intervenor, aware of that the above-captioned action had been filed contacted Plaintiff's counsel and made a Nine

FILED  
 PROTHONOTARY  
 2009 OCT -2 A 9:34  
 CLERK OF COURTS OFFICE  
 COLUMBIA COUNTY, PA

Thousand (\$9,000.00) payment on account while attempting to obtain other financing on the herein-described property to satisfy the Plaintiff's lien and other liens upon the property.

5. On or about January 28, 2006, a fire of unknown origin destroyed the entire existing residential structure and several of the appurtenant structures located on the herein-described property. Since the date of the fire, proposed Intervenor has been involved in active discussion with his insurer, Farmer's & Mechanics' Mutual Insurance Company, regarding settlement and payment of the insurance proceeds to him and a colleague pertaining to the aforesaid loss. Said discussions are still active.

6. On or about March 3, 2006, the Defendants in this action were served with a default judgment. Subsequently a Writ of Execution was filed by Plaintiff's counsel and a Notice of Sheriff's Sale for July 12, 2006 @ 9:30 a.m. was served upon the proposed Intervenor and others on or about March 29, 2006.

7. The first proposed Sheriff's Sale was stayed to October 4, 2006 pursuant to Pa.R.C. P. 3183 (a)(1) upon written direction of the Plaintiff to the Sheriff after payment by proposed Intervenor to Plaintiff of additional valuable consideration upon the underlying debt, interests, costs and miscellaneous fees.

8. Proposed Intervenor is prepared to again immediately pay to Plaintiff a sizeable sum in the amount of Five Thousand (\$5,000.00) and thereafter ongoing monthly payments to stay the Sheriff's Sale scheduled for October 4, 2006 and thereafter continue said stay for a period of six (6) months while he is attempting to resolve his differences with his insurer and receive payment for his loss or is able to obtain other financing to

payoff Plaintiff and other existing lien holders upon the property or further Order of this Honorable Court whichever event occurs first.

9. The real estate in question is a very valuable piece of property which has a worth of over Three Hundred (\$300,000.00) Dollars. The value is far in excess of the mortgage that is in questions and also far in excess of all present liens on the aforesaid real estate.

10. Plaintiff/Mortgagee will not be prejudiced if this Honorable Court orders the requested relief.

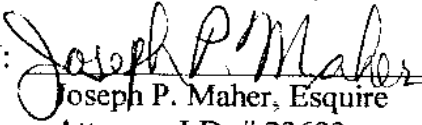
WHEREFORE, proposed Intervenor requests the following relief from this Honorable Court:

- (1) Proposed Intervenor as the holder of a beneficial interest in the real estate subject to the underlying mortgage in this action be allowed to formally Intervene in this matter and the caption to this action be so noted by the Prothonotary/Clerk of Courts of Columbia County indicating his intervention;
- (2) The Sheriff's Sale presently scheduled for October 4, 2006 @ 9:30 a.m. be stayed upon payment by Intervenor of the sum of Five Thousand (\$5,000.00) Dollars to Plaintiff and thereafter be stayed for a period of six (6)months with proposed Intervenor paying a monthly sum to be agreed upon by the Plaintiff and Intervenor or established by this Honorable Court;
- (3) That the above-described stay of the Sheriff's Sale be stayed until either the Intervenor has been paid the insurance proceeds on the property or he is

able to obtain alternate financing on the property or the above-stated six months expire whichever event occurs first or there is further Order of this Honorable Court setting a new Sheriff's Sale date; and

- (4) Such other relief as this Honorable Court deems just and appropriate under the circumstances.

Respectfully submitted,  
KAROLY LAW OFFICES, P.C.

BY:   
Joseph P. Maher, Esquire  
Attorney I.D. # 23693  
Attorneys for proposed  
Intervenor

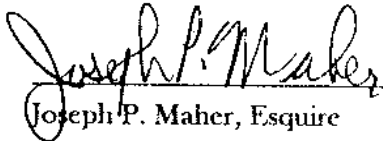
1555 N. 18<sup>th</sup> Street  
Allentown, PA. 18104  
(610) 820-9790  
Fax (610) 820-9909

## VERIFICATION

I, Joseph P. Maher, Esquire, verify that I am the attorney for proposed Intervenor within named; as such counsel, I am authorized to make this verification on her behalf; that the proposed Intervenor is unavailable at this time to execute said verification; and that the statements made in the foregoing Petition to Intervene and Stay Execution or for Special Relief are true and correct to the best of my knowledge, information and belief.

I understand that false statements made herein are subject to the penalties of 18 Pa. C. S. A. §4904 relating to unsworn falsification to authorities.

Dated: September 25, 2006

  
Joseph P. Maher, Esquire


ANTONIO RADO,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF CLOUMBIA COUNTY, PA.
	:	TWENTY-SIXTH JUDICIAL DISTRICT
	:	CIVIL ACTION – AT LAW
vs.	:	IN MORTGAGE FORECLOSURE
	:	
LAURA LAUBACH &	:	NO. 911- CV - 2005
MARTIN O. LAUBACH,	:	
Defendants	:	

**CERTIFICATE OF SERVICE**

I, Joseph P. Maher, Esquire, counsel for Defendants do hereby certify that on the 25nd day of September 2006, I did serve upon the following at the addresses noted, a true and correct copy of the proposed Intervenor's Petition to Intervene and Stay Execution or for Special Relief and this Certificate of Service , by Regular First Class Mail, Postage Pre-paid or as otherwise noted:

Elwood R. Harding, Jr., Esquire  
Harding & Hill, LLP  
38 West Third Street  
Bloomsburg, PA. 17815-1707  
Fax (570) 784-6075

KAROLY LAW OFFICES, P.C.

BY:   
Joseph P. Maher, Esq.  
Attorney I.D. # 23693  
Attorneys for proposed  
Intervenor

51  
ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,  
DEFENDANTS

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
: 26TH JUDICIAL DISTRICT  
:  
: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE  
:  
: NO. 911 - CV - 2005  
: NO. 52 - ED - 2006

**SUPPLEMENTAL AFFIDAVIT OF SERVICE**

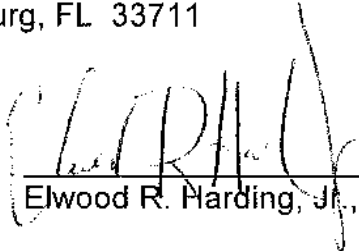
COMMONWEALTH OF PENNSYLVANIA :

: ss.

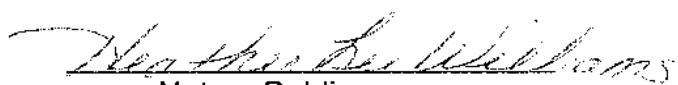
COUNTY OF COLUMBIA :

Elwood R. Harding, Jr., Esquire, being duly sworn according to law, deposes and says that he is the attorney for the Plaintiff, Antonio Rado, in the above captioned case, and that he caused a Notice of Sheriff's Sale, together with notice of the rescheduled date of the sale, to be served upon the party listed below as evidenced by the certified mail receipt annexed hereto and marked Exhibit "A", on the 20<sup>th</sup> day of July, 2006. A copy of the Notice of Sheriff's Sale and accompanying notice of the rescheduling served on the individual listed below is attached and marked Exhibit "B".

Laura Laubach  
7200 Sunshine Skyway Lane South  
Apt. 11 F  
St. Petersburg, FL 33711

  
Elwood R. Harding, Jr., Esquire

Sworn and Subscribed to before me  
this 25th day of July, 2006.

  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Heather Lei Williams, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 26, 2009



**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:

HELENA LAUBACH  
1200 SUNSHINE Skyway Lane South  
Apt. 11F  
St. Petersburg, FL 33711

## 2. Article Number

(Transfer from service label)

7002 0460 0001 7460 3804

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X *Judith L. Roberts* ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

JUDITH L. ROBERTS 7/29/06

D. Is delivery address different from item 1? ☐ YesIf 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

RES

EXHIBIT

tabbies

A

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

July 13, 2006

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**  
**ARTICLE NO. 7002 0460 0001 7460 3804**

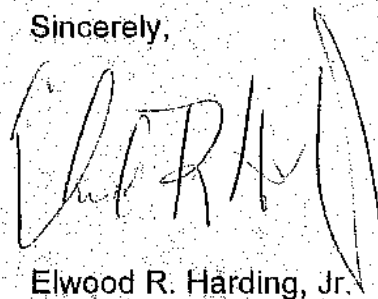
Laura Laubach  
7200 Sunshine Skyway Lane South  
Apt. 11F  
St. Petersburg, FL 33711

**RE: Antonio Rado v. Martin O. Laubach & Laura Laubach**  
**Docket No. 911 of 2005**  
**Our File No. 4196(03)**

Dear Ms. Laubach:

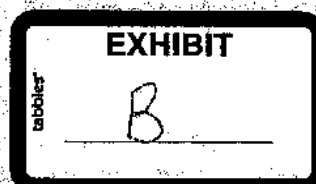
Enclosed is a true and correct copy of the notice of the sheriff's sale in the above matter. Sale was originally scheduled for Wednesday, July 12, 2006, at 9:30 a.m. At that time the sheriff announced the postponement of the sale to October 4, 2006, at 9:30 a.m.

Sincerely,



Elwood R. Harding, Jr.

ERH:djs  
Enclosure  
cc: Antonio Rado



ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,  
DEFENDANTS.

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

: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE

: NO. 911 - CV - 2005

**SHERIFF'S SALE**

BY VIRTUE OF A WRIT OF EXECUTION NO. 51<sup>ST</sup> 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 IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNSYLVANIA, ON

July 12, 2006

AT 9:30 O'CLOCK, A.M.

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

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will file a Schedule of Distribution in his office on \_\_\_\_\_, 2006, 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 ANTONIO RADO vs. LAURA LAUBACH and MARTIN O. LAUBACH.

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.

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

PREMISES TO BE SOLD BY:

SHERIFF OF COLUMBIA COUNTY

## DESCRIPTION OF PROPERTY:

**ALL THOSE CERTAIN** pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

### TRACT NO. 1:

BEGINNING at a chestnut corner; thence North  $72 \frac{3}{4}$  degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South  $79 \frac{1}{4}$  degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South  $10 \frac{3}{4}$  degrees East 87 perches to a chestnut and oak; thence by said land South  $55 \frac{1}{4}$  degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North  $32 \frac{3}{4}$  degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

### TRACT NO. 2:

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed.

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvia C. and Lula S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

**BEING THE SAME** premises conveyed by Martin O. Laubach, Jr., Agent under Durable Power-of-Attorney for Martin O. Laubach, Sr., to Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman, by deed dated November 1, 2005 and recorded in Columbia County Recorder's Office to Instrument No. 200513002.

Improved with house, two (2) garages, two (2) sheds and barn, containing 82 acres more or less, address being 69 Saddle Rock Road, Benton, Pennsylvania, 17814.

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Brandon R. Eyerly, Publisher being duly sworn according to la Press Enterprise is a newspaper of general circulation with its principal business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia, Pennsylvania, and was established on the 1st day of March, 1902, and continuously in said Town, County and State since that day and on June 21, 28 and July 5, 2006 as printed and published; that the affiant publisher of said newspaper in which legal advertisement was published nor Press Enterprise is interested in the subject matter of said notice all of the allegations in the foregoing statement as to time, place, and true.

Sworn and subscribed to before me this 6th day of July

(Notary  
Commonwealth of  
Pennsylvania)  
My commission expires March 1, 2008  
Dennis L. Ashenfelter  
Scott Twp., Columbia  
My Commission Expires  
Member, Pennsylvania A

And now, 20th, I hereby  
publication charges amounting to \$.....for publishing  
fee for this affidavit have been paid in full.

**SHERIFF'S SALE**

WEDNESDAY JULY 12, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 61 OF 2006 ED AND CIVIL WRIT NO. 911 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

TRACT NO. 1:

BEGINNING at a chestnut corner; thence North 72 3/4 degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South 79 1/4 degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South 10 3/4 degrees East 87 perches to a chestnut and oak; thence by said land South 55 1/4 degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North 32 3/4 degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

TRACT NO. 2:

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed.

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvie C. and Lulia S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

BEING THE SAME premises conveyed by Martin O. Laubach, Jr., Agent under Durable Power-of-Attorney for Martin O. Laubach, Sr., to Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman, by deed dated November 1, 2005 and recorded in Columbia County Recorder's Office to Instrument No. 200513002.

Improved with house, two (2) garages, two (2) sheds and barn, containing 82 acres more or less, address being 69 Saddle Rock Road, Benton, Pennsylvania, 17814

**TERMS OF SALE**

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

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

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

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

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffcolumbiacounty.com](http://www.sheriffcolumbiacounty.com)

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

July 5, 2006

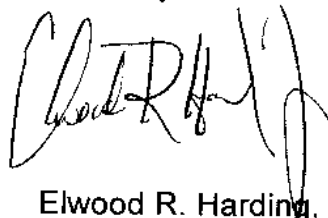
Sheriff Tim Chamberlain  
Columbia County Sheriff's Office  
Columbia County Courthouse  
West Main Street  
Bloomsburg, PA 17815

RE: Antonio Rado v. Laubach  
Writ of Execution No. 51 of 2006 ED  
Civil Writ No. 911 of 2005 JD

Dear Sheriff Chamberlain:

Kindly postpone the sale in the above matter to October 4, 2006, at 9:00 a.m. and make public announcement of the postponement, given the new date and time, on July 12<sup>th</sup> at the time of the currently scheduled sale. Thank you.

Sincerely,



Elwood R. Harding, Jr.

ERH:djs  
Cc: Antonio Rado

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

ANTONIO RADO

51ED2006

VS

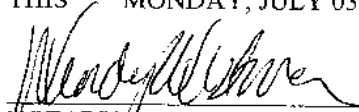
LAURA LAUBACH  
MARTIN O. LAUBACH

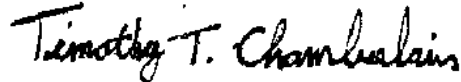
AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JULY 03, 2006, THE WITHIN MORTGAGE FORECLOSURE WAS  
SERVED BY CERTIFIED MAILING TO LAURA LAUBACH AT 7200 SUNSHINE SKYWAY  
LANE S. APT. 11F, ST. PETERSBURG, FL WITH JUDITH ROBERTS SIGNING FOR A TRUE AND  
ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS  
THEREOF.

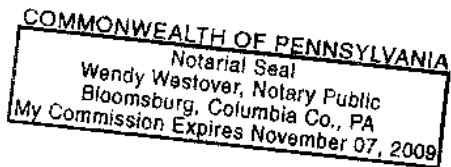
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, JULY 03, 2006

  
NOTARY PUBLIC



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

SHERIFF'S RETURN OF NO SERVICE  
-----

ANTONIO RADO

51ED2006

VS.

LAURA LAUBACH  
MARTIN O. LAUBACH

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 5/31/2006 FOR THE FOLLOWING REASONS:  
MOVED LEFT NO FORWARDING

SWORN AND SUBSCRIBED BEFORE ME  
THIS Wednesday, May 31, 2006

-----  
NOTARY PUBLIC

SO ANSWERS :

-----  
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

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

ANTONIO RADO

VS.

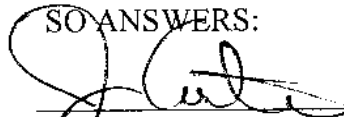

LAURA & MARTIN LAUBACH

WRIT OF EXECUTION #51 OF 2006 ED

POSTING OF PROPERTY

May 31, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF LAURA & MARTIN LAUBACH AT 69 SADDLE ROCK ROAD BENTON  
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 31<sup>TH</sup> DAY OF MAY 2006



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

SHERIFF'S RETURN OF NO SERVICE  
-----

ANTONIO RADO

51ED2006

VS.

LAURA LAUBACH

~~MARTIN O. LAUBACH~~

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF  
THIS 5/31/2006 FOR THE FOLLOWING REASONS:  
MOVED LEFT NO FORWARDING

SWORN AND SUBSCRIBED BEFORE ME  
THIS Wednesday, May 31, 2006

NOTARY PUBLIC

SO ANSWERS :

-----  
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

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

ANTONIO RADO

VS.

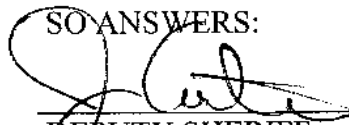
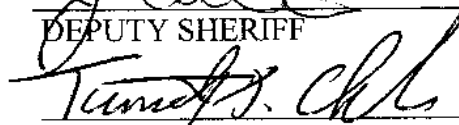
LAURA & MARTIN LAUBACH

WRIT OF EXECUTION #51 OF 2006 ED

POSTING OF PROPERTY

May 31, 2006 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF LAURA & MARTIN LAUBACH AT 69 SADDLE ROCK ROAD BENTON  
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 31<sup>TH</sup> DAY OF MAY 2006



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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 3/17/2006

SERVICE# 4 - OF - 11 SERVICES  
DOCKET # 51ED2006

PLAINTIFF ANTONIO RADO

DEFENDANT LAURA LAUBACH  
MARTIN O. LAUBACH

ATTORNEY FIRM HARDING & ASSOCIATES LLP

PERSON/CORP TO SERVED

SHIRLEY LOCKARD-TAX COLLECTOR

541 CAMP LAVIGNE ROAD

BENTON

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Shirley

RELATIONSHIP Tax Collector IDENTIFICATION \_\_\_\_\_

DATE 3-22-06 TIME 1:30 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY

J. Carter

DATE 3-22-06

ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,

Defendants

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

: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE

: NO. 911 – CV - 2005

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

I, Elwood R. Harding, Jr., Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 69 Saddle Rock Road, Sugarloaf Township, Benton, Columbia County, Pennsylvania (see attached description):

1. Name and address of Owner or Reputed Owner:

Martin O. Laubach, Jr.  
213 West 3<sup>rd</sup> Street  
Ranshaw, PA 17866

Robert Zimmerman  
29 S. Spruce Street  
Topton, PA 19562

Robert Santore  
217 West 3<sup>rd</sup> Street  
Ranshaw, PA 17866

2. Name and address of Defendants in the judgment:

Laura Laubach  
11430 3<sup>rd</sup> Street  
Apt. 3  
Treasure Island, FL 33706-4673

Martin O. Laubach  
FK2124, Laurel Highlands  
P.O. Box 631, 5706 Glades Pike  
Somerset, PA 15501

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

Laura Laubach  
11430 3<sup>rd</sup> Street  
Apt. 3  
Treasure Island, FL 33706-4673

2005 JUN -7 4 10 26

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

Antonio Rado  
3703 State Route 487  
Stillwater, PA 17878

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

None

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

None

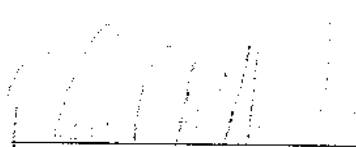
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

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

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

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

Dated: 6/1, 2006

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

## **DESCRIPTION OF PROPERTY:**

**ALL THOSE CERTAIN** pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

### **TRACT NO. 1:**

BEGINNING at a chestnut corner; thence North 72 3/4 degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South 79 1/4 degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South 10 3/4 degrees East 87 perches to a chestnut and oak; thence by said land South 55 1/4 degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North 32 3/4 degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

### **TRACT NO. 2:**

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed .

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvie C. and Lula S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

**BEING THE SAME** premises conveyed by Martin O. Laubach , Jr., Agent under Durable Power-of-Attorney for Martin O. Laubach, Sr., to Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman, by deed dated November 1, 2005 and recorded in Columbia County Recorder's Office to Instrument No. 200513002.

Improved with house, two (2) garages, two (2) sheds and barn, containing 82 acres more or less, address being 69 Saddle Rock Road, Benton, Pennsylvania, 17814.

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 21-MAR-06

FEE: \$5.00

CERT. NO: 1828

LAUBACH MARTIN O JR ETAL  
69 SADDLE ROCK RD  
BENTON PA 17814

DISTRICT: SUGARLOAF TWP  
DEED: 20051-3002  
LOCATION: 69 SADDLE ROCK RD BENTON  
PARCEL: 32 -04 -012-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2005	PRIM	2,622.25	76.17	30.00	2,728.42
TOTAL DUE :					\$2,728.42

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2005

REQUESTED BY: Timothy I. Chamberlain, Sheriff  
dm.

U.I.

U.I. 3/13  
5.00  
2,728.42

per Amec



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/17/2006

SERVICE# 5 - OF - 11 SERVICES  
DOCKET # 51ED2006

PLAINTIFF ANTONIO RADO

DEFENDANT LAURA LAUBACH  
MARTIN O. LAUBACH

ATTORNEY FIRM HARDING & ASSOCIATES LLP

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

SERVED UPON Leslie Leach

RELATIONSHIP Post Service IDENTIFICATION \_\_\_\_\_

DATE 3-20-6 TIME 1430 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

### ATTEMPTS

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

DEPUTY J. Carter DATE 3-20-6

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 3/17/2006

SERVICE# 8 - OF - 11 SERVICES  
DOCKET # 51ED2006

PLAINTIFF ANTONIO RADO

DEFENDANT LAURA LAUBACH  
MARTIN O. LAUBACH

ATTORNEY FIRM HARDING & ASSOCIATES LLP

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 3-20-06 TIME 1405 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 3-20-06

# REAL ESTATE OUTLINE

ED # 51-06

DATE RECEIVED 3-17-06  
DOCKET AND INDEX 3-20-06  
SET FILE FOLDER UP 3-22-06

## 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 1300.00 ☒ CK# 9659

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

SALE DATE July 12, 06 TIME 0930  
POSTING DATE June 8, 06  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 21  
2<sup>ND</sup> WEEK 28  
3<sup>RD</sup> WEEK July 5, 06

# SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 51 OF 2006 ED AND CIVIL WRIT NO. 911 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

**TRACT NO. 1:**

BEGINNING at a chestnut corner; thence North 72 3/4 degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South 79 1/4 degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South 10 3/4 degrees East 87 perches to a chestnut and oak; thence by said land South 55 1/4 degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North 32 3/4 degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

**TRACT NO.2:**

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed.

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvie C. and Lula S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

BEING THE SAME premises conveyed by Martin O. Laubach, Jr., Agent under Durable Power-of-Attorney for Martin O. Laubach, Sr., to Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman, by deed dated November 1, 2005 and recorded in Columbia County Recorder's Office to Instrument No.200513002.

Improved with house, two (2) garages, two (2) sheds and barn, containing 82 acres more or less, address being 69 Saddle Rock Road, Benton, Pennsylvania, 17814

## TERMS OF SALE

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

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

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

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

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 51 OF 2006 ED AND CIVIL WRIT NO. 911 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

TRACT NO. 1:

BEGINNING at a chestnut corner; thence North 72 3/4 degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South 79 1/4 degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South 10 3/4 degrees East 87 perches to a chestnut and oak; thence by said land South 55 1/4 degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North 32 3/4 degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

TRACT NO.2:

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed.

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvie C. and Lula S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

BEING THE SAME premises conveyed by Martin O. Laubach, Jr., Agent under Durable Power-of-Attorney for Martin O. Laubach, Sr., to Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman, by deed dated November 1, 2005 and recorded in Columbia County Recorder's Office to Instrument No.200513002.

Improved with house, two (2) garages, two (2) sheds and barn, containing 82 acres more or less, address being 69 Saddle Rock Road, Benton, Pennsylvania, 17814

## TERMS OF SALE

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

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

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

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

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

WEDNESDAY JULY 12, 2006 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 51 OF 2006 ED AND CIVIL WRIT NO. 911 OF 2005 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

TRACT NO. 1:

BEGINNING at a chestnut corner; thence North 72 3/4 degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South 79 1/4 degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South 10 3/4 degrees East 87 perches to a chestnut and oak; thence by said land South 55 1/4 degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North 32 3/4 degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

TRACT NO.2:

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed.

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvie C. and Lula S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

BEING THE SAME premises conveyed by Martin O. Laubach, Jr., Agent under Durable Power-of-Attorney for Martin O. Laubach, Sr., to Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman, by deed dated November 1, 2005 and recorded in Columbia County Recorder's Office to Instrument No.200513002.

Improved with house, two (2) garages, two (2) sheds and barn, containing 82 acres more or less, address being 69 Saddle Rock Road, Benton, Pennsylvania, 17814

## TERMS OF SALE

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

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

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

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

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

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,  
Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
: 26TH JUDICIAL DISTRICT  
:  
: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE  
:  
: *2006-ED-51*  
: NO. 911 - CV - 2005

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

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

a. Principal indebtedness:	\$28,197.03
b. Unpaid interest through March 10, 2006, at \$5.80 per day:	481.40
d. Late charges: \$22.55 per month Beginning 1/15/06	67.65
d. Attorney's fees to date	375.00
<b>TOTAL</b>	<b>\$29,121.08</b>

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

DATED: 3-16-06

*Tammi B. Kline*  
Prothonotary, Court of Common Pleas  
of Columbia County, Pennsylvania  
By: *Elizabeth G. Berman*  
Deputy

## **DESCRIPTION OF PROPERTY:**

**ALL THOSE CERTAIN** pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

### **TRACT NO. 1:**

BEGINNING at a chestnut corner; thence North 72 3/4 degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South 79 1/4 degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South 10 3/4 degrees East 87 perches to a chestnut and oak; thence by said land South 55 1/4 degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North 32 3/4 degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

### **TRACT NO. 2:**

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed .

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvie C. and Lula S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

**BEING THE SAME** premises conveyed by Martin O. Laubach , Jr., Agent under Durable Power-of-Attorney for Martin O. Laubach, Sr., to Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman, by deed dated November 1, 2005 and recorded in Columbia County Recorder's Office to Instrument No. 200513002.

Improved with house, two (2) garages, two (2) sheds and barn, containing 82 acres more or less, address being 69 Saddle Rock Road, Benton, Pennsylvania, 17814.



ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,  
DEFENDANTS.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
: 26TH JUDICIAL DISTRICT  
:  
: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE  
:  
: NO. 911 – CV - 2005

---

**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 IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNSYLVANIA, ON

\_\_\_\_\_, 2006

AT \_\_\_\_\_ O'CLOCK, \_\_.M.

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

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will file a Schedule of Distribution in his office on \_\_\_\_\_, 2006, 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 ANTONIO RADO vs. LAURA LAUBACH and MARTIN O. LAUBACH.

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.

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

PREMISES TO BE SOLD BY:

\_\_\_\_\_  
SHERIFF OF COLUMBIA COUNTY

## **DESCRIPTION OF PROPERTY:**

**ALL THOSE CERTAIN** pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

### **TRACT NO. 1:**

BEGINNING at a chestnut corner; thence North 72 3/4 degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South 79 1/4 degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South 10 3/4 degrees East 87 perches to a chestnut and oak; thence by said land South 55 1/4 degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North 32 3/4 degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

### **TRACT NO. 2:**

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed .

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvie C. and Lula S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

**BEING THE SAME** premises conveyed by Martin O. Laubach , Jr., Agent under Durable Power-of-Attorney for Martin O. Laubach, Sr., to Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman, by deed dated November 1, 2005 and recorded in Columbia County Recorder's Office to Instrument No. 200513002.

Improved with house, two (2) garages, two (2) sheds and barn, containing 82 acres more or less, address being 69 Saddle Rock Road, Benton, Pennsylvania, 17814.

ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,  
Defendants

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

:  
: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE

:  
: NO. 911 – CV - 2005

---

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

I, Elwood R. Harding, Jr., Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecept for the Writ of Execution was filed the following information concerning the real property located at 69 Saddle Rock Road, Sugarloaf Township, Benton, Columbia County, Pennsylvania (see attached description):

1. Name and address of Owner or Reputed Owner:

Martin O. Laubach, Jr./Robert F. Santore/Robert Zimmerman  
69 Saddle Rock Road  
Benton, PA 17814

2. Name and address of Defendants in the judgment:

Laura Laubach  
11430 3<sup>rd</sup> Street  
Apt. 3  
Treasure Island, FL 33706-4673

Martin O. Laubach  
FK2124, Laurel Highlands  
P.O. Box 631, 5706 Glades Pike  
Somerset, PA 15501

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

Laura Laubach  
11430 3<sup>rd</sup> Street  
Apt. 3  
Treasure Island, FL 33706-4673

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

Antonio Rado  
3703 State Route 487  
Stillwater, PA 17878

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

None

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

None

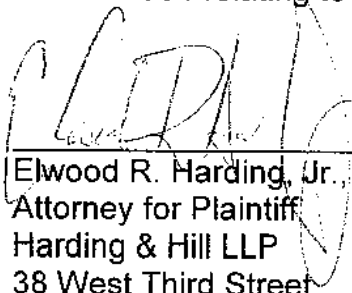
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

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

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

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

Dated: 3/15, 2006

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

## **DESCRIPTION OF PROPERTY:**

**ALL THOSE CERTAIN** pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

### **TRACT NO. 1:**

BEGINNING at a chestnut corner; thence North 72 3/4 degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South 79 1/4 degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South 10 3/4 degrees East 87 perches to a chestnut and oak; thence by said land South 55 1/4 degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North 32 3/4 degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

### **TRACT NO. 2:**

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed .

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvie C. and Lula S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

**BEING THE SAME** premises conveyed by Martin O. Laubach , Jr., Agent under Durable Power-of-Attorney for Martin O. Laubach, Sr., to Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman, by deed dated November 1, 2005 and recorded in Columbia County Recorder's Office to Instrument No. 200513002.

Improved with house, two (2) garages, two (2) sheds and barn, containing 82 acres more or less, address being 69 Saddle Rock Road, Benton, Pennsylvania, 17814.

ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,  
DEFENDANTS.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
: 26TH JUDICIAL DISTRICT  
:  
: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE  
:  
: NO. 911 – CV - 2005

**AFFIDAVIT OF WHEREABOUTS OF DEFENDANT**

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

:  
: SS.  
:

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

Laura Laubach  
11430 3<sup>rd</sup> Street  
Apt. 3  
Treasure Island, FL 33706-4673

Martin O. Laubach  
FK2124 Laurel Highlands  
P.O. Box 631, 5706 Glades Pike  
Somerset, PA 15501

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

Sworn to and Subscribed  
before me this 15<sup>th</sup>  
day of March, 2006.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Heather Lei Williams, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 26, 2009

ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,  
DEFENDANTS.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
: 26TH JUDICIAL DISTRICT  
:  
: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE  
:  
: NO. 911 - CV - 2005

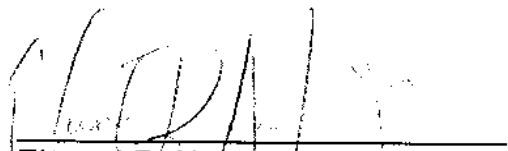
**AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT**

COMMONWEALTH OF PENNSYLVANIA

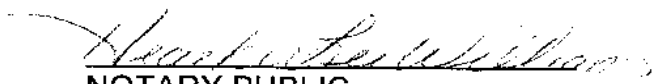
:  
: SS.  
:

COUNTY OF COLUMBIA

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

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

SWORN to and SUBSCRIBED  
before me this 15<sup>th</sup>  
day of March, 2006.

  
NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Heather Lei Williams, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 26, 2009

ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,  
DEFENDANTS.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
: 26TH JUDICIAL DISTRICT  
:  
: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE  
:  
: NO. 911 – CV - 2005

**AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT**

COMMONWEALTH OF PENNSYLVANIA

:  
: SS.  
:

COUNTY OF COLUMBIA

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

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

SWORN to and SUBSCRIBED  
before me this 15<sup>th</sup>  
day of March, 2006.

  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Heather Lei Williams, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 26, 2009



ANTONIO RADO,  
PLAINTIFF,

vs.

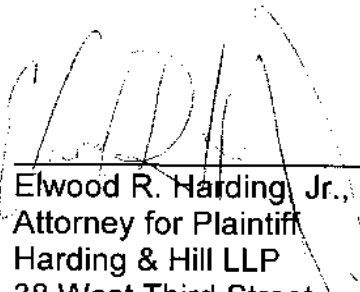
LAURA LAUBACH and MARTIN O.  
LAUBACH,  
DEFENDANTS.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
: 26TH JUDICIAL DISTRICT  
:  
: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE  
:  
: NO. 911 – CV - 2005

---

**WAIVER OF WATCHMAN**

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



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

ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,  
DEFENDANTS.

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

: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE

: NO. 911 – CV - 2005

**AFFIDAVIT OF WHEREABOUTS OF DEFENDANT**

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

:  
: SS.  
:

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

Laura Laubach  
11430 3<sup>rd</sup> Street  
Apt. 3  
Treasure Island, FL 33706-4673

Martin O. Laubach  
FK2124 Laurel Highlands  
P.O. Box 631, 5706 Glades Pike  
Somerset, PA 15501

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

Sworn to and Subscribed  
before me this 15<sup>th</sup>  
day of March, 2006.

  
NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Heather Lei Williams, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 26, 2009

ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,  
DEFENDANTS.

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

: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE

: NO. 911 – CV - 2005

**AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT**

COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF COLUMBIA

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

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

SWORN to and SUBSCRIBED  
before me this 15<sup>th</sup>  
day of March, 2006.

  
NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Heather Lei Williams, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 26, 2009

ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,  
DEFENDANTS.

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PA  
: 26TH JUDICIAL DISTRICT  
:  
: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE  
:  
: NO. 911 - CV - 2005

**AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT**

COMMONWEALTH OF PENNSYLVANIA :


: SS.

COUNTY OF COLUMBIA :

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

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

SWORN to and SUBSCRIBED  
before me this 15<sup>th</sup>  
day of March, 2006.

  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Heather Lei Williams, Notary Public  
Town of Bloomsburg, Columbia County  
My Commission Expires Oct. 26, 2009

ANTONIO RADO,  
PLAINTIFF,

vs.

LAURA LAUBACH and MARTIN O.  
LAUBACH,  
DEFENDANTS.

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

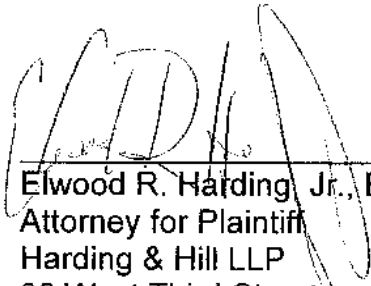
: CIVIL ACTION  
: IN MORTGAGE FORECLOSURE

: NO. 911 – CV - 2005

---

**WAIVER OF WATCHMAN**

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



---

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

## **DESCRIPTION OF PROPERTY:**

**ALL THOSE CERTAIN** pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

### **TRACT NO. 1:**

BEGINNING at a chestnut corner; thence North 72 3/4 degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South 79 1/4 degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South 10 3/4 degrees East 87 perches to a chestnut and oak; thence by said land South 55 1/4 degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North 32 3/4 degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

### **TRACT NO. 2:**

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed .

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvie C. and Lula S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

**BEING THE SAME** premises conveyed by Martin O. Laubach , Jr., Agent under Durable Power-of-Attorney for Martin O. Laubach, Sr., to Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman, by deed dated November 1, 2005 and recorded in Columbia County Recorder's Office to Instrument No. 200513002.

Improved with house, two (2) garages, two (2) sheds and barn, containing 82 acres more or less, address being 69 Saddle Rock Road, Benton, Pennsylvania, 17814.

## **DESCRIPTION OF PROPERTY:**

**ALL THOSE CERTAIN** pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

### **TRACT NO. 1:**

BEGINNING at a chestnut corner; thence North 72 3/4 degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South 79 1/4 degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South 10 3/4 degrees East 87 perches to a chestnut and oak; thence by said land South 55 1/4 degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North 32 3/4 degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

### **TRACT NO. 2:**

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed .

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvie C. and Lula S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

**BEING THE SAME** premises conveyed by Martin O. Laubach , Jr., Agent under Durable Power-of-Attorney for Martin O. Laubach, Sr., to Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman, by deed dated November 1, 2005 and recorded in Columbia County Recorder's Office to Instrument No. 200513002.

Improved with house, two (2) garages, two (2) sheds and barn, containing 82 acres more or less, address being 69 Saddle Rock Road, Benton, Pennsylvania, 17814.

## **DESCRIPTION OF PROPERTY:**

**ALL THOSE CERTAIN** pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

### **TRACT NO. 1:**

BEGINNING at a chestnut corner; thence North 72 3/4 degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South 79 1/4 degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South 10 3/4 degrees East 87 perches to a chestnut and oak; thence by said land South 55 1/4 degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North 32 3/4 degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

### **TRACT NO. 2:**

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed .

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvie C. and Lula S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

**BEING THE SAME** premises conveyed by Martin O. Laubach , Jr., Agent under Durable Power-of-Attorney for Martin O. Laubach, Sr., to Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman, by deed dated November 1, 2005 and recorded in Columbia County Recorder's Office to Instrument No. 200513002.

Improved with house, two (2) garages, two (2) sheds and barn, containing 82 acres more or less, address being 69 Saddle Rock Road, Benton, Pennsylvania, 17814.



## **DESCRIPTION OF PROPERTY:**

**ALL THOSE CERTAIN** pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia, and Commonwealth of Pennsylvania, bounded and described, as follows:

### **TRACT NO. 1:**

BEGINNING at a chestnut corner; thence North 72 3/4 degrees West, 95.2 perches to a chestnut tree; thence by land formerly of Kile & Co., South 79 1/4 degrees West, 37.7 perches to a stone; thence by land formerly of Matthias Rhone, South 10 3/4 degrees East 87 perches to a chestnut and oak; thence by said land South 55 1/4 degrees West 14 perches to a stone; thence by land now or formerly of Thomas Stackhouse, South 7 degrees East 70.8 perches to a stone; thence by land now or formerly of said Stackhouse, South 82 degrees 15 minutes East 25.93 perches to a stone; thence by land formerly of Elijah Peterman and others, North 32 3/4 degrees East 164.42 perches to the place of BEGINNING. CONTAINING about 77 acres, more or less.

### **TRACT NO. 2:**

Eight acres of land lying to the west of a brook which is west of the house located on the 40 acre farm sold by Samuel Golder and Lalia Golder, his wife, to William Golder, as recorded in Deed Book 119, page 91, and which brook flows in a southerly direction into West Creek, and being the same premises which were excepted and reserved from the above mentioned deed .

EXCEPTING AND RESERVING therefrom the premises conveyed by Orvie C. and Lula S. Laubach, husband and wife, to Jack R. Laubach and Eleanor E. Laubach, by deed dated November 7, 1968 and recorded in Columbia County Record Book 241, page 698.

**BEING THE SAME** premises conveyed by Martin O. Laubach , Jr., Agent under Durable Power-of-Attorney for Martin O. Laubach, Sr., to Martin O. Laubach, Jr., Robert F. Santore and Robert Zimmerman, by deed dated November 1, 2005 and recorded in Columbia County Recorder's Office to Instrument No. 200513002.

Improved with house, two (2) garages, two (2) sheds and barn, containing 82 acres more or less, address being 69 Saddle Rock Road, Benton, Pennsylvania, 17814.

**RADO INVESTMENTS, INC.**

3707 State Route 487  
Stillwater, PA 17878

FIRST COLUMBIA BANK & TRUST 60.593  
BLOOMSBURG, PENNSYLVANIA 313

009659

PAY  
TO THE  
ORDER  
OF

COLUMBIA COUNTY SHERIFF



DATE	CHECK NO.	CHECK AMOUNT
03/06/06	9659	\$1,300.00

*[Handwritten Signature]*

AUTHORIZED SIGNATURE

⑈009659⑈ ⑆031305936⑆ 033⑈096⑈⑆

B. Type of Loan

☐ FHA☐ FmHA☒ Conv. Unins.  
☐ VA☐ Conv. Ins.☐ Cash

6. File number.  
11291A

7. Loan Number.  
05093497-10

8. Mortgage Insurance Case No.

C. Note: this form is furnished to give you a statement of actual settlement cost. Amounts paid to and by the settlement agent are shown. Items marked "(poc)" were paid outside the closing; they are shown here for information purposes and are not included in totals.

D. Borrower name/address  
RYAN D. KOCH  
71 BENJAMIN ROAD APT 1  
BENTON PA 17814

E. Seller name/address  
COLUMBIA COUNTY SHERIFF  
PO BOX 380  
BLOOMSBURG PA 17815

F. Lender name/address  
AGCHOICE FARM CREDIT  
4504 WESTBRANCH HIGHWAY  
LEWISBURG PA 17837

G. Property Location  
69 SADDLEROCK RD BENTON PA  
Zip Code 17814

H. Settle. Agnt.  
MARKET STREET ABSTRACT COMPANY  
Telephone No. 401 MARKET STREET  
(570) 784-7488 BLOOMSBURG PA 17815

I. Settlement Date: 04/26/2007  
Place of Settlement  
401 MARKET STREET  
BLOOMSBURG PA 17815

J. SUMMARY OF BORROWER'S TRANSACTION				K. SUMMARY OF SELLER'S TRANSACTION			
100. GROSS AMOUNT DUE FROM BORROWER				400. GROSS AMOUNT DUE TO SELLER			
101. Contract sales price		164981.50		401. Contract sales price			164981.50
102. Personal property				402. Personal property			
103. Settlement charges due to borrower(In 1400)		3276.96		403.			
104.				404.			
105.				405.			
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance			
106. C/T Tax	//	To	//	406. C/T Tax	//	To	//
107. County Tax	//	To	//	407. County Tax	//	To	//
108. Assessment	//	To	//	408. Assessment	//	To	//
109.				409.			
110.				410.			
111.				411.			
112.				412.			
120. GROSS AMOUNT DUE FROM BORROWER		168258.46		420. GROSS AMOUNT DUE TO SELLER			164981.50
200. AMOUNT PAID BY OR IN BEHALF OF BORROWER				500. REDUCTION IN AMOUNT DUE TO SELLER			
201. Deposit or earnest money		16500.00		501. Excess deposit			
202. Principal amount of new loan		133000.00		502. Settlement charges to seller(In 1400)			0.00
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to			
204.				504. Payoff of 1st mortgage loan			
205.				505. Payoff of 2nd mortgage loan			
206.				506. Deposit or earnest money POC			16500.00
207.				507.			
208.				508.			
209.				509.			
Adjustments for items unpaid by seller in advance				Adjustments for items unpaid by seller in advance			
210. C/T Tax	//	To	//	510. C/T Tax	//	To	//
211. County Tax	//	To	//	511. County Tax	//	To	//
212. Assessment	//	To	//	512. Assessment	//	To	//
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220. TOTAL PAID BY/FOR BORROWER		149500.00		520. TOTAL REDUCTION AMOUNT DUE SELLER			16500.00
300. CASH AT SETTLEMENT FROM /TO BORROWER				600. CASH AT SETTLEMENT FROM /TO BORROWER			
301. Gross amount due from borrower (In 120)		168258.46		601. Gross amount due to seller (In 420)			164981.50
302. Less amount paid by/for borrower (In 220)		149500.00		602. Less reduction in amount due seller (In 520)			16500.00
303. Cash <input checked="" type="checkbox"/> From Borrower <input type="checkbox"/> To Borrower		18758.46		603. Cash <input checked="" type="checkbox"/> To Seller <input type="checkbox"/> From Seller			148481.50

ESCROW ACCOUNT

Initial escrow account statement required by Section 10(c)(1) of the Real Estate Settlement Procedures Act (RESPA).

The terms of your loan require you to have an escrow account to assure that certain obligations relating to the mortgaged property, such as taxes, insurance premiums and other charges are paid. The amount specified below will be collected along with your mortgage principal and interest payments, each year while your account is open to pay these anticipated expenses.

Beginning Date: // Your escrow account payment will be 0.00

Payee	Purpose	Antc. Due Date	Estimated Amnt.
		//	
		//	
		//	
		//	
		//	
Annual Total Payment			0.00

SUBSTITUTE FORM 1099S STATEMENT: The information contained in Blocks E, G, H, I and on lines 401, 406, 407 is important and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty will be imposed on you if this is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

TAXPAYER IDENTIFICATION NUMBER CERTIFICATION: You are required to provide the Settlement Agent with your correct taxpayer identification number. If you don't provide this number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

L. SETTLEMENT CHARGES

700. TOTAL SALES/BROKER'S COMMISSION	based on price	164981.50	@	0.00 % =	0.00	PAID FROM	PAID FROM
Division of commission (line 700) as follows:						BORROWER'S FUNDS AT SETTLEMENT	SELLER'S FUNDS AT SETTLEMENT
701.	To						
702.							
703.	Deposit of	16500.00					
704.	Commission paid at settlement						
800. ITEMS PAYABLE IN CONNECTION WITH LOAN							
801.	Loan origination fee	AGCHOICE FARM CREDIT	@	0.0000		500.00	0.00
802.	Loan discount		@	0.0000		0.00	0.00
803.	Appraisal fee						
804.	Credit report						
805.	Lender's inspection fee						
806.	Mortgage ins. appl. fee						
807.	Assumption fee						
808.	STOCK/PART CERT	AGCHOICE FARM CREDIT				1000.00	
809.	APPLICATION FEE	AGCHOICE FARM CREDIT				350.00	
810.							
811.							
812.							
813.							
814.							
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE							
901.	Interest from	04/26/2007 To 05/01/2007	@	0.000000		132.08	
902.	Mortgage insurance	Months to					
903.	Hazard insurance	Months to					
904.		Months to					
905.		Months to					
1000. RESERVES DEPOSITED WITH LENDER							
1001.	Mortgage insurance	Months @		per/Month			
1002.	Hazard insurance	Months @		per/Month			
1003.	City property tax	Months @		per/Month			
1004.	Co. property tax	Months @		per/Month			
1005.	Annual assessments	Months @		per/Month			
1006.		Months @		per/Month			
1007.		Months @		per/Month			
1008.		Months @		per/Month			
1009.							
1010.	Aggregate escrow Adjustment						
1100. TITLE CHARGES							
1101.	Settlement or closing fee						
1102.	Abstract or title search						
1103.	Title examination						
1104.	Title insurance binder						
1105.	Document preparation						
1106.	Notary fees	ANGELICA L. ECKROTE				12.00	
1107.	Attorney's fees						
	(includes above items,						
1108.	Title insurance	MSAC - REISSUE				1065.38	
	(includes above items,	1101 1102 1103 1104					
1109.	Lenders coverage	133000.00 Premium		0.00			
1110.	Owner's coverage	165000.00 Premium		1065.38			
1111.	Escrow fee						
1112.	END 100 300 8.1	MARKET ST ABSTRACT COMPANY				150.00	
1113.							
1200. GOVERNMENT RECORDING AND TRANSFER FEES							
1201.	Recording fees:	Deed Mortgage		62.50	Release		62.50
1202.	City/Co. Tax/stamps	Deed Mortgage					
1203.	State Tax/stamps	Deed Mortgage					
1204.							
1205.							
1300. ADDITIONAL SETTLEMENT CHARGES							
1301.	Survey						
1302.	Pest inspection						
1303.	TAX INFO FEE	SHIRLEY LOCKARD				5.00	
1304.							
1305.							
1306.							
1307.							
1308.							
1400. TOTAL SETTLEMENT CHARGES						3,276.96	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Ryan J. Berh  
Joey L Koch  
(Borrower's Signature)

\_\_\_\_\_  
(Seller's Signature)

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

William S. Krisher  
(Settlement Agent)

Date: April 26, 2007

**Warning:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.