

SHERIFF'S SALE COST SHEET

First Columbia Bank & Trust vs. Conrad
 NO. 100-07 ED NO. 97.00 JD DATE/TIME OF SALE 5/21/07

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>275.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>75.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>332.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1172.30</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1322.50</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$
TOTAL ***** \$ <u>-0-</u>	

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

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

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. _____	\$
_____	\$
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 1789.32

\$50.00 D.C.
 \$ 439.32 Due

DERR, PURSEL, LUSCHAS & NORTON LLP
ATTORNEYS AT LAW
ADVANCED COST ACCOUNT
120 WEST MAIN STREET
BLOOMSBURG, PA 17815

14302

PAY TO THE ORDER OF Columbia County Sheriff DATE Sept. 25, 2007 60-1476/313

\$ 439.32

Four Hundred Thirty-nine & 32/100

DOLLARS



County, State and
Federal Court Mark



Columbia County
Farmers National Bank
Benton • Berwick • Bloomsburg
Buckhorn • Liphys Street • Millville
Orangeville • South Centre, PA

FOR FCBT Co. v. Corradini - add'l costs

100-07 ED: 100-07

NOV 06 10 49 AM

13447651 25005116011

[Handwritten signature]

MP

SHERIFF'S SALE COST SHEET

First Columbia Bank VS. Wagner Corporation
 NO. 100-07 ED NO. 649-06 JD DATE/TIME OF SALE Sept. 19 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>120.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>21.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>417.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1172.32</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1397.32</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>84.00</u>
TOTAL ***** \$ <u>94.00</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>1481.36</u>	$2.0118 \times 73600.00 = 1480.78$
SCHOOL DIST. 20	\$ <u>5309.11</u>	$+ 7275.84 \times 9.288, 8 = 5309.11$
DELINQUENT 20	\$ <u>21063.57</u>	$+ 2878.81 \times 8.722, 98 = 21063.57$
TOTAL ***** \$ <u>27154.04</u>		

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1810.34</u>	$+ 527.55$
WATER 20	\$	
TOTAL ***** \$ <u>2337.89</u>		

SURCHARGE FEE (DSTE)

MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>- 0 -</u>	

TOTAL COSTS (OPENING BID) \$ 50087.25



Law Offices
of
BRIAN E. MANNING
502 SOUTH BLAKELY ST., SUITE B
DUNMORE, PENNSYLVANIA 18512
TEL. 570-558-1126
FAX 866-559-9808
BRIANEMANNING@COMCAST.NET



Date: September 18, 2007

To: The Sheriff of Columbia County

From: Brian E. Manning, Esquire

Re: Damyon Corradini

Fax Number(s): 570-389-5625

Number of Pages Including Cover Sheet: 3

Dear Sheriff of Columbia County:

Please be advised that I Represent Damyon Corradini in a Chapter 13 Bankruptcy Proceeding which was filed in the United States Bankruptcy Court for the Middle District of Pennsylvania filed to Docket Number 5:07-bk-52380 on September 18, 2007. A true and correct copy of the Notice of Bankruptcy Case Filing is attached.

By virtue of the filing of the Bankruptcy Petition all civil proceedings and efforts to collect against my client are stayed by virtue of 11 U.S.C. § 362, including but not limited to the Sheriff's Sale scheduled for September 19, 2007. Should have any questions or require anything further to stay the sale please feel free to contact me.

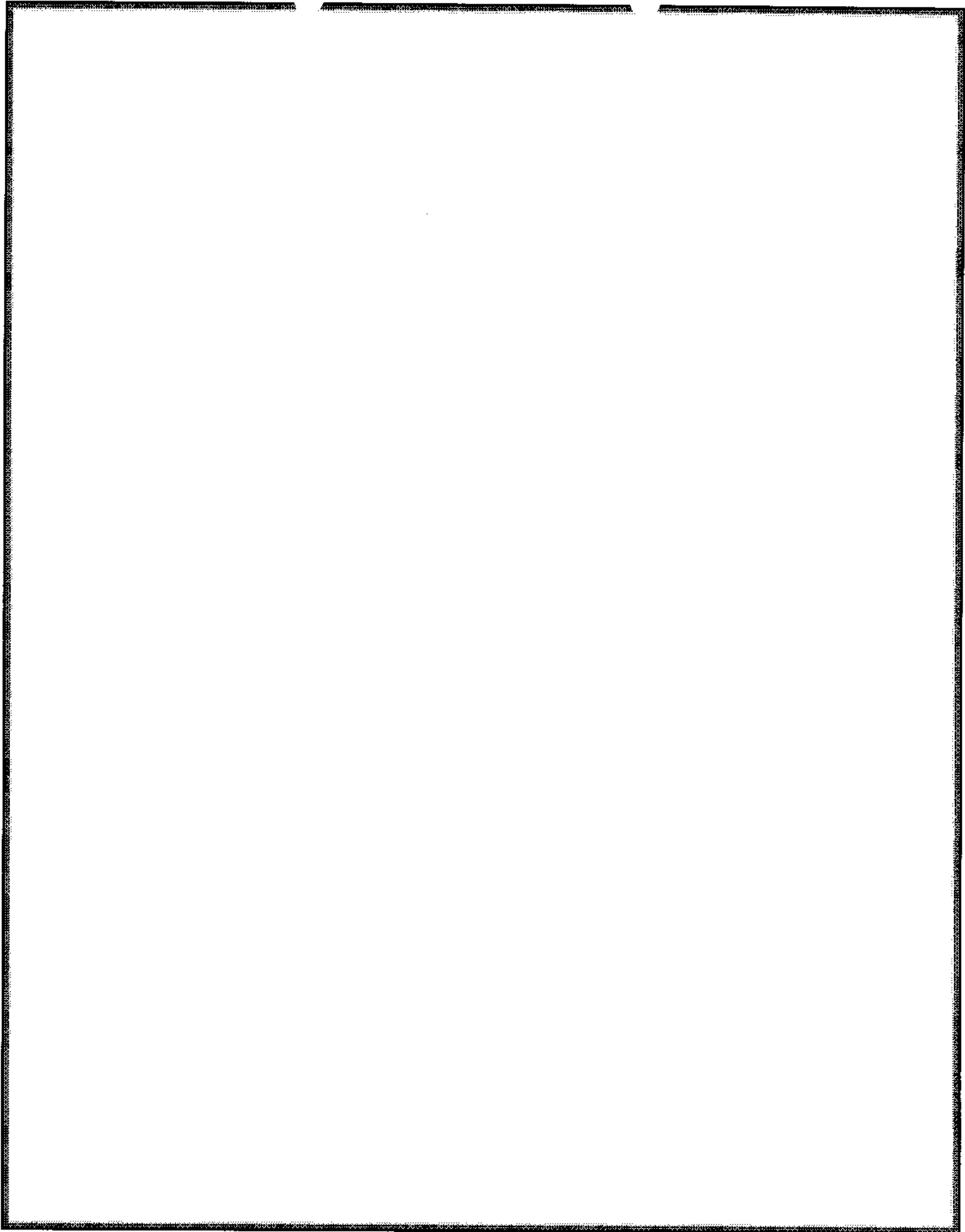
cc: Gary Norton, Esquire, Via Fax (570) 784-1281

Attention

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

IRS Circular 230 Notice Requirement

This communication is not given in the form of a covered opinion, within the meaning of Circular 230 issued by the United States Secretary of the Treasury. Thus, we are required to inform you that you cannot rely upon any tax advice contained in this communication for the purpose of avoiding United States federal tax penalties. In addition, any tax advice contained in this communication may not be used to promote, market or recommend a transaction to another party.



United States Bankruptcy Court
Middle District of Pennsylvania

Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 09/18/2007 at 6:21 PM and filed on 09/18/2007.

Damyon L. Corradini
536 Mountain Shadow Lane
Bloomsburg, PA 17815
SSN: xxx-xx-5813



The case was filed by the debtor's attorney:

Brian E Manning
502 South Blakely Street
Suite B
Dunmore, PA 18512
570-558-1126

The case was assigned case number 5:07-bk-52380.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

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

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

Arlene E Righter
Clerk, U.S. Bankruptcy
Court

PACER Service Center
Transaction Receipt
09/18/2007 18:25:36

PACER Login:	bml732	Client Code:	
Description:	Notice of Filing	Search Criteria:	5:07-bk-52380
Billable Pages:	1	Cost:	0.08

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

Article Addressed to:

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.

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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

2. Article Number

2006 2760 0004 5957 6462

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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

2. Article Number

2006 2760 0004 5957 6479

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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

2. Article Number

2006 2760 0004 5957 6455

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery **JUN 11 2007**

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery **JUN 11 2007**

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Address
B. Received by (Printed Name) *[Signature]* C. Date of Delivery **JUN 11 2007**

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

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

First Columbia Home & Trust VS. Danyan Corporation

NO. 100-07 ED NO. 649-06 JD

DATE/TIME OF SALE: Sept 17 0900

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice August 29 and September 5, 12, 2007 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 12th day of September 2007...

(Notary Public)
COMMONWEALTH OF PENNSYLVANIA
My commission expires Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

FIRST COLUMBIA BANK & TRUST CO

VS.

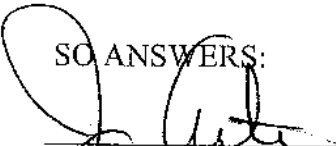
DAMYON CORRADINI

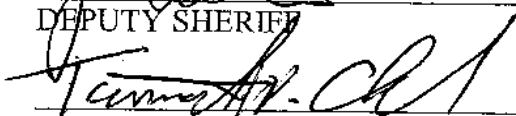
WRIT OF EXECUTION #100 OF 2007 ED

POSTING OF PROPERTY

August 16, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF DAMYON CORRADINI. AT 35-37 EAST MAIN STREET BLOOMSBURG AND 120
WEST 11TH STREET BERWICK COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING
PERFORMED BY COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.

SO ANSWERS:

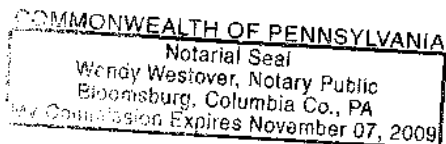

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 16TH DAY OF AUGUST 2007





BLOOMSBURG SCHOOL DISTRICT

107 SCHOOL REAL ESTATE DATE 07/01/2

BILL# 000625 TAXCOLLECTOR COPY

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

MARY F. WARD

301 East Second Street

Bloomsborg, PA 17815

INSTALLMENT PLAN

First Payment 2118.53

Second Payment 2118.53

Final Payment 2118.53

DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	175408	36.200	6222.77	6349.77	6349.75
ASSESSED VALUE	175408	6349.77	6222.77	6349.77	6349.75
TAXABLE ASSESSMENT	175408	6349.77	IF PAID ON OR BEFORE AUG 31	IF PAID ON OR BEFORE OCT 31	IF PAID AFTER OCT 31

SCHOOL PENALTY AT 10%

M

A

T

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T

O

CORRADINI DAMYON

536 MOUNTAIN SHADOW LANE

BLOOMSBURG PA 17815

PROPERTY DESCRIPTION	ACCT.	10157
PARCEL 05E-04 06200000		
3537 E SECOND ST		4730.00
11001-1495		170678.00
1.22 ACRES		
		THIS TAX REMITTED TO COURTHOUSE JANUARY 1, 2008

Tax Notice 2007 County & Municipality

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

Mary F Ward

TOWN HALL

301 E Second St

BLOOMSBURG PA 17815

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

DURING DISCOUNT AND LAST TWO

WEEKS OF FISCAL

PHONE: 570-784-1581

FOR: COLUMBIA COUNTY

DATE
03/01/2007BILL NO.
7382

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL PENALTY
GENERAL	175,408	6.146	1,056.50	1,078.06	1,185.87
SINKING		1.345	231.20	235.92	259.51
FIRE/LIBRARY		.596	102.45	104.54	114.99
STREET LIGHT		.882	151.62	154.71	170.18
DEBT SERVICE		.981	168.64	172.08	189.29
TOWN RE		4.659	800.89	817.23	898.95
The discount & penalty have been calculated for your convenience			PAY THIS AMOUNT	2,511.30	2,562.54
				April 30 If paid on or before	June 30 If paid on or before
					June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CORRADINI DAMYON
536 MOUNTAIN SHADOW LANE
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 05E-04 -062-00,000
35 37 E SECOND ST
.2172 Acres Land 4,730
Buildings 170,678
Total Assessment 175,408

This tax returned to
courthouse on:
January 1, 2008

FILE COPY

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Wednesday, June 06, 2007

**MARY WARD-TAX COLLECTOR
2ND STREET
BLOOMSBURG, PA 17815-**

**FIRST COLUMBIA BANK & TRUST CO.
VS
DAMYON CORRADINI**

DOCKET # 100ED2007

JD # 649JD2006

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Derr, Pursel, Luschas & Norton, LLP
Gary E. Norton, Esquire
120 W. Main Street
Bloomsburg, PA 17815
Attorney ID# 43880
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.,**
Plaintiff

vs.

DAMYON CORRADINI,
Defendant

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY,
PENNSYLVANIA
CIVIL - MORTGAGE FORECLOSURE**

DOCKET NO. 2006 CV 649

NOTICE

BY VIRTUE OF A WRIT OF EXECUTION, _____, AND CIVIL WRIT NO. 2006 CV 649, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN THE SHERIFF'S OFFICE OR A COURTROOM, TO BE ANNOUNCED, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON _____
September 19, 2007 at 9:00 am
_____ IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT, DAMYON CORRADINI, IN AND TO:

35-37 E. Main Street, Bloomsburg, PA

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

BEGINNING at the southwest corner of Second Street and Miller Alley;
THENCE northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue;
THENCE along said alley, eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford-Publix Theatres Corp;

THENCE by said lot, southwardly, 214 feet 6 inches to a corner upon Second Street aforesaid;

THENCE along said street, westwardly 43 feet 6 inches to a corner, the place of BEGINNING.

Upon which is erected a three story brick business building and two story garage.

This property is located at 35-37 East Main Street, Bloomsburg, and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

Prior deeds erroneously indicated the beginning point is the northwest corner, whereas the beginning point is the southwest corner. Prior deeds identified the property as 33-35 East Main Street and 35-37 East Main Street, Bloomsburg, Pennsylvania.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 19, 2000, and recorded at Columbia County Instrument No. 200011693, granted and conveyed unto Damyon Corradini.

120 W. 11th Street, Berwick, PA

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. I:

BEGINNING at an iron pin on the southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the easterly side of Mulberry Street;

THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East, 41.6 feet to an iron pin;

THENCE along land owned by Murray and Barry L. Juda, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin, located on the northerly line of a 15 foot alley;

THENCE along said alley, South 67 degrees 04 minutes 52 seconds West 41.6 feet to an iron pin, located on the easterly line of another 15 foot alley;

THENCE along the easterly line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the southerly line of West Eleventh Street, the place of BEGINNING.

SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

TRACT NO. II:

The above description is intended to include and this deed is intended to convey a certain 7-1/2 foot strip of property formerly known as a 15 foot alley, which alley has been

formally vacated by the Borough of Berwick after hearing held on July 27, 1979.

ALL of the Grantors' right, title and interest is hereby conveyed to the Grantee, in a certain 7-1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7-1/2 feet by 41.6 feet, running along the southerly portion of the above described Tract No. I.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 20, 2000, and recorded at Columbia County Instrument No. 200011746, granted and conveyed unto Damyon Corradini.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF FIRST COLUMBIA BANK & TRUST CO., SUCCESSOR, AGAINST DAMYON CORRADINI, DEFENDANT AND, WILL BE SOLD BY:

TIMOTHY CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY

ATTORNEY FOR PLAINTIFF:
GARY E. NORTON, ESQ.
LAW OFFICES OF
DERR, PURSEL, LUSCHAS, & NORTON
120 West Main Street
Bloomsburg, PA 17815
(570) 784-4654

Tax Notice 2007 County & Municipality

MAKE CHECKS PAYABLE TO: BERWICK BORO

Connie C Gingham
1615 Lincoln Avenue
Berwick PA 18603

HOURS: MON, TUE, THUR & FRI : 9:30AM - 4PM

CLOSED WEDNESDAY & HOLIDAYS.

PHONE: 570-752-7442

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

CORRADINI DAMYON
536 MOUNTAIN SHADOW LANE
BLOOMSBURG PA 17815

DATE 03/01/2007 **BILL NO.** 3054

FOR: COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL. PENALTY
GENERAL	68.163	6.146	410.55	418.93	460.82
SINKING		1.345	89.85	91.68	100.85
LIGHT		1.25	66.80	68.16	71.57
FIRE		10.6	83.50	85.20	89.46
BORO RE			708.08	722.53	758.66
The discount & penalty have been calculated for your convenience			1,358.78	1,386.50	1,481.36
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

CNTY	TWP
Discount 2 %	2 %
Penalty 10 %	5 %
PARCEL: 04B-03-031-00.000	
W ELEVENTH ST	
.1591 Acres	
Land	2,772
Buildings	65,391
Total Assessment	68,163

This tax returned to
courthouse on:
January 1, 2008

FILE COPY

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

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer
Michael Upton
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

Board of Directors

Thomas Evans
Andrew D. Keister
Lawrence L. Mack
George Turner
Michael Upton

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

June 11, 2007

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

RE: Damyon Corradini.
35-37 East Main Street
Bloomsburg, Pa. 17815

DOCKET # 100ED2007


JD # 649JD2006

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$1810.34

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

Sincerely,


Jeanette Cashner
Office Manager

Delinquent Sewer Outstanding As of June 11, 2007

Damyon Corradini Property Owner

Property Address	Former Tenant	Delinquent Balance
35 East Main Street	MMP Printing	\$91.86
35 East Main Street Apt 10	Johathan Silva	\$66.46
35 East Main Street Apt 10	Alberto Caban	\$16.26
35 East Main Street Apt 10	Rosemary Corradini	\$18.62
35 East Main Street Apt 11	Damyon Corradini	\$65.06
35 East Main Street Apt 11	Netie McNeair	\$47.92
35 East Main Street Apt 12	Alberto Rivera	\$13.23
35 East Main Street Apt 12	Roy James	\$53.83
35 East Main Street Apt 13	Terry Blass	\$102.90
35 East Main Street Apt 2	Christopher Martinez	\$88.23
35 East Main Street Apt 3	Keith Walter	\$18.23
35 East Main Street Apt 4	Lu Maria Vera	\$84.44
35 East Main Street Apt 5	Rosemary Corradini	\$257.15
35 East Main Street Apt 5	Michael Murphy	\$18.73
35 East Main Street Apt 6	Faith Boyer	\$104.27
35 East Main Street Apt 7	Dennis Martin	\$32.51
35 East Main Street Apt 7	Keyon Mallory	\$58.47
35 East Main Street Apt 7	Jenseon Claudio	\$57.33
35 East Main Street Apt 7	Francis Lopez	\$54.60
35 East Main Street Apt 8	Calvin Gamble	\$38.02
35 East Main Street Apt 8	Lotonia Harrison	\$27.93
35 East Main Street Apt 1	Tammy Cogswell	\$58.26
35 East Main Street Apt 7	Kurt Hunter	\$25.40
35 East Main Street Apt 5	Suzanne Bukwich	\$62.99
35 East Main Street Apt 9	Ilia Rivera	\$56.03
35 East Main Street Apt 12	Monica Geist	\$105.06
Total for Address		\$1,623.79
35 East Ridge Avenue Apt 2	Violetta Harper	\$37.80
35 East Ridge Avenue Apt 4	Percy Harper	\$72.66
Total for Address		\$110.46
36 East Ridge Avenue Apt 4	Courtney Williams	\$56.98
36 East Ridge Avenue Apt 5	David Lopez	\$19.11
Total for Address		\$76.09
Total for all Property		\$1,810.34

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

Wednesday, June 06, 2007

**BLOOMSBURG SEWER
2ND STREET
BLOOMSBURG, PA 17815-**

**FIRST COLUMBIA BANK & TRUST CO.
VS
DAMYON CORRADINI**

DOCKET # 100ED2007

JD # 649JD2006

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

Derr, Pursel, Luschas & Norton, LLP
Gary E. Norton, Esquire
120 W. Main Street
Bloomsburg, PA 17815
Attorney ID# 43880
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST
CO.,

Plaintiff

vs.

DAMYON CORRADINI,
Defendant

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY,
PENNSYLVANIA
CIVIL - MORTGAGE FORECLOSURE

DOCKET NO. 2006 CV 649

2007-ED-100

NOTICE

BY VIRTUE OF A WRIT OF EXECUTION, _____, AND CIVIL WRIT NO. 2006 CV 649, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN THE SHERIFF'S OFFICE OR A COURTROOM, TO BE ANNOUNCED, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON _____
September 19, 2007 at 9:00 am
_____ IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT, DAMYON CORRADINI, IN AND TO:

35-37 E. Main Street, Bloomsburg, PA

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

BEGINNING at the southwest corner of Second Street and Miller Alley;
THENCE northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue;
THENCE along said alley, eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford-Publix Theatres Corp;

THENCE by said lot, southwardly, 214 feet 6 inches to a corner upon Second Street aforesaid;

THENCE along said street, westwardly 43 feet 6 inches to a corner, the place of BEGINNING.

Upon which is erected a three story brick business building and two story garage.

This property is located at 35-37 East Main Street, Bloomsburg, and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

Prior deeds erroneously indicated the beginning point is the northwest corner, whereas the beginning point is the southwest corner. Prior deeds identified the property as 33-35 East Main Street and 35-37 East Main Street, Bloomsburg, Pennsylvania.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 19, 2000, and recorded at Columbia County Instrument No. 200011693, granted and conveyed unto Damyon Corradini.

120 W. 11th Street, Berwick, PA

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. I:

BEGINNING at an iron pin on the southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the easterly side of Mulberry Street;

THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East, 41.6 feet to an iron pin;

THENCE along land owned by Murray and Barry L. Juda, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin, located on the northerly line of a 15 foot alley;

THENCE along said alley, South 67 degrees 04 minutes 52 seconds West 41.6 feet to an iron pin, located on the easterly line of another 15 foot alley;

THENCE along the easterly line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the southerly line of West Eleventh Street, the place of BEGINNING.

SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

TRACT NO. II:

The above description is intended to include and this deed is intended to convey a certain 7-1/2 foot strip of property formerly known as a 15 foot alley, which alley has been

formally vacated by the Borough of Berwick after hearing held on July 27, 1979.

ALL of the Grantors' right, title and interest is hereby conveyed to the Grantee, in a certain 7-1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7-1/2 feet by 41.6 feet, running along the southerly portion of the above described Tract No. I.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 20, 2000, and recorded at Columbia County Instrument No. 200011746, granted and conveyed unto Damyon Corradini.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF FIRST COLUMBIA BANK & TRUST CO., SUCCESSOR, AGAINST DAMYON CORRADINI, DEFENDANT AND, WILL BE SOLD BY:

TIMOTHY CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY

ATTORNEY FOR PLAINTIFF:
GARY E. NORTON, ESQ.
LAW OFFICES OF
DERR, PURSEL, LUSCHAS, & NORTON
120 West Main Street
Bloomsburg, PA 17815
(570) 784-4654

Derr, Pursel, Luschas & Norton, LLP

Gary E. Norton, Esquire
120 W. Main Street
Bloomsburg, PA 17815
Attorney ID# 43880
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.,**

Plaintiff

vs.

**DAMYON CORRADINI,
Defendant**

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY,
PENNSYLVANIA
CIVIL - MORTGAGE FORECLOSURE**

DOCKET NO. 2006 CV 649

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

2007-ED-100

TO: Damyon Corradini
37 East Main Street
Bloomsburg, PA 17815

TAKE NOTICE

That the Sheriff's Sale of Real Property (Real Estate) will be held on

_____, 2007 at _____ A.M. in the Office of the Sheriff of Columbia
County, Columbia County Courthouse, Bloomsburg, Pennsylvania.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description
mainly consisting of a statement of the measured boundaries of the property, together
with a brief mention of the buildings and any other major improvements erected on the
land. See attached description attached hereto and incorporated herein as "Exhibit A."

THE JUDGMENT under or pursuant to which the Real Estate is being sold is
docked to: **2006-CV-649.**

THE NAME OF THE OWNER OR REPUTED OWNER OF THIS PROPERTY IS:

DAMYON CORRADINI.

A SCHEDULE OF DISTRIBUTION: being a list of persons, and or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff on a date specified by the sheriff not later than thirty days after sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions thereto within ten days after the filing of the schedule. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Bloomsburg, Pennsylvania (570) 389-5622.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY. It has been issued because there is a judgment against Damyon Corradini. It may cause Damyon Corradini's property to be held to be sold or taken to pay the judgment. You may have legal rights to prevent this sale. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

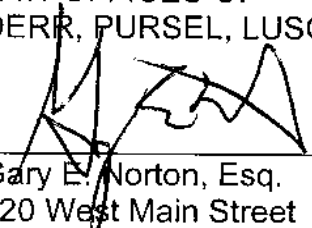
North PA Legal Services
168 East Fifth Street
Bloomsburg, Pennsylvania 17815
(570) 784-8760

Pennsylvania Lawyers Referral Service
100 South Street, P. O. Box 186
Harrisburg, PA 17108
(717) 238-6715

THE LEGAL RIGHTS YOU HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the judgment if the judgment was improperly entered.
2. After the Sheriff's sale you may file a petition with the Court of Common Pleas of Lancaster County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. You may also have other rights and defenses if you act immediately: YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

LAW OFFICES OF
DERR, PURSEL, LUSCHAS, & NORTON, LLP



Gary E. Norton, Esq.
120 West Main Street
PO Box 539
Bloomsburg, PA 17815
(570) 784-4654

120 W. 11th Street, Berwick, PA

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SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

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Gary E. Norton, Esquire
120 W. Main Street
Bloomsburg, PA 17815
Attorney ID# 43880
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.,**

Plaintiff

vs.

DAMYON CORRADINI,
Defendant.

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY,
PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE**

DOCKET NO. 2006 CV 649 MF

WRIT OF EXECUTION

2007.ED-100

To the Sheriff of Columbia County:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED AS EXHIBIT "A"

Principal balance a/o 2/28/2007	\$ 450,000.00
Accrued late charges a/o 2/28/2007	3,999.96
Court Costs a/o 5/25/07:	
Complaint	90.50
Service	50.00
Judgment	14.00
Attorney's Fees a/o 5/29/07	3,757.50
Interest a/o 2/28/2007	64,569.69
Interest from 3/1/07 - 5/29/2007	11,123.22
Total amount due	\$533,604.87¹

Date:

Seal of Court:

Fanni B. Kline
PROTHONOTARY
Elinor A. Anson
CLERK

6/4/07

¹Plus accrued interest, continuing interest from and after 5/29/07 at the per diem rate of \$124.98, late charges, reasonable attorney's fees, continuing escrow advances, costs and monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereinafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full foreclosure.

120 W. 11th Street, Berwick, PA

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BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 19, 2000, and recorded at Columbia County Instrument No. 200011693, granted and conveyed unto Damyon Corradini.

Derr, Pursel, Luschas & Norton, LLP
Gary E. Norton, Esquire
120 W. Main Street
Bloomsburg, PA 17815
Attorney ID# 43880
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.,**

Plaintiff

vs.

**DAMYON CORRADINI,
Defendant**

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY,
PENNSYLVANIA
CIVIL - MORTGAGE FORECLOSURE**

DOCKET NO. 2006 CV 649

2007-ED-100
AFFIDAVIT PURSUANT TO RULE 3129.1

FIRST COLUMBIA BANK & TRUST CO., Plaintiff in the above action, sets forth as of the date the Praecipe for Writ of Execution was filed the following information concerning the real property located at 120 W. 11th Street, Berwick, PA 18603 as more fully described in a Deed recorded in the Columbia County Recorder's Office to Instrument number 200011746 and the real property located at 35-37 East Main Street, Bloomsburg, PA 17815 as more fully described in a Deed recorded in Columbia County Recorder's Office to Instrument number 200011693, the description of the land is attached hereto as Exhibit A:

1. Name and address of owner(s) or reputed owner(s):

<u>Name</u>	<u>Address</u>
Damyon Corradini	37 East Main Street, Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

Damyon Corradini	37 East Main Street, Bloomsburg, PA 17815
------------------	---

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

<u>Name</u>	<u>Address</u>
First Columbia Bank & Trust Co.	11 West Main Street Bloomsburg, PA 17815

Connie K. Gingher
Tax Collector
(Columbia County, Berwick
Borough, Berwick School
District)

1615 Lincoln Avenue
Berwick, PA 18603

Mary F. Ward
Tax Collector
(Columbia County, Town of
Bloomsburg, Bloomsburg
School District)

301 E. Main Street
Bloomsburg, PA 17815

Columbia County Tax
Claim Bureau

Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

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

First Columbia Bank &
Trust Co.

11 West Main Street
Bloomsburg, PA 17815

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

Connie K. Gingher
Tax Collector
(Columbia County, Berwick
Borough, Berwick School
District)

1615 Lincoln Avenue
Berwick, PA 18603

Mary F. Ward
Tax Collector
(Columbia County, Town of
Bloomsburg, Bloomsburg
School District)

301 E. Main Street
Bloomsburg, PA 17815

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:

First Columbia Bank &
Trust Co.

11 West Main Street
Bloomsburg, PA 17815

Damyon Corradini

37 East Main Street
Bloomsburg, PA 17815

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

Name

Address

First Columbia Bank &
Trust Co.

11 West Main Street
Bloomsburg, PA 17815

Columbia County Tax
Claim Bureau

Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

Darryl Corradini
(Partition Action, Docket No.
2005-CV-474)

?

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

Date:

6/14/07



Gary E. Norton, Esquire
Attorney for Plaintiff

120 W. 11th Street, Berwick, PA

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TRACT NO. I:

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COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/4/2007

SERVICE# 1 - OF - 12 SERVICES
DOCKET # 100ED2007

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT DAMYON CORRADINI
ATTORNEY FIRM DERR, PURSEL, LUSCHAS & NORTON

PERSON/CORP TO SERVED
DAMYON CORRADINI
37 EAST MAIN ST
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Damyon

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6-26-07 TIME 10:45 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

TC

DATE _____

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST COLUMBIA BANK & TRUST CO.

Docket # 100ED2007

VS

MORTGAGE FORECLOSURE

DAMYON CORRADINI

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, JUNE 26, 2007, AT 10:45 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DAMYON CORRADINI AT 37 EAST MAIN ST, BLOOMSBURG BY HANDING TO DAMYON CORRADINI, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

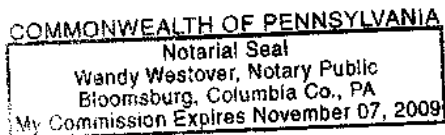
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JUNE 26, 2007

NOTARY PUBLIC

X

TIMOTHY T. CHAMBERLAIN
SHERIFF



COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/4/2007

SERVICE# 12 - OF - 12 SERVICES
DOCKET # 100ED2007

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT DAMYON CORRADINI
ATTORNEY FIRM DERR, PURSEL, LUSCHAS & NORTON

PERSON/CORP TO SERVED

TENANT(S)

35 37 EAST MAIN ST.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

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

DEPUTY _____ DATE _____

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

Wednesday, June 06, 2007

TENANT(S)
35 37 EAST MAIN ST.
BLOOMSBURG, PA 17815-

FIRST COLUMBIA BANK & TRUST CO.
VS
DAMYON CORRADINI

DOCKET # 100ED2007

JD # 649JD2006

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain

Timothy T. Chamberlain
Sheriff of Columbia County

Derr, Pursel, Luschas & Norton, LLP
Gary E. Norton, Esquire
120 W. Main Street
Bloomsburg, PA 17815
Attorney ID# 43880
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.,**

Plaintiff

vs.

**DAMYON CORRADINI,
Defendant**

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY,
PENNSYLVANIA
CIVIL - MORTGAGE FORECLOSURE**

DOCKET NO. 2006 CV 649

2007-ED-100

NOTICE

BY VIRTUE OF A WRIT OF EXECUTION, _____, AND CIVIL WRIT NO. 2006 CV 649, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN THE SHERIFF'S OFFICE OR A COURTROOM, TO BE ANNOUNCED, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON _____
September 19, 2007 at 9:00 am
_____ IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT, DAMYON CORRADINI, IN AND TO:

35-37 E. Main Street, Bloomsburg, PA

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

BEGINNING at the southwest corner of Second Street and Miller Alley;

THENCE northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue;

THENCE along said alley, eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford-Publix Theatres Corp;

THENCE by said lot, southwardly, 214 feet 6 inches to a corner upon Second Street aforesaid;

THENCE along said street, westwardly 43 feet 6 inches to a corner, the place of BEGINNING.

Upon which is erected a three story brick business building and two story garage.

This property is located at 35-37 East Main Street, Bloomsburg, and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

Prior deeds erroneously indicated the beginning point is the northwest corner, whereas the beginning point is the southwest corner. Prior deeds identified the property as 33-35 East Main Street and 35-37 East Main Street, Bloomsburg, Pennsylvania.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 19, 2000, and recorded at Columbia County Instrument No. 200011693, granted and conveyed unto Damyon Corradini.

120 W. 11th Street, Berwick, PA

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. I:

BEGINNING at an iron pin on the southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the easterly side of Mulberry Street;

THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East, 41.6 feet to an iron pin;

THENCE along land owned by Murray and Barry L. Juda, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin, located on the northerly line of a 15 foot alley;

THENCE along said alley, South 67 degrees 04 minutes 52 seconds West 41.6 feet to an iron pin, located on the easterly line of another 15 foot alley;

THENCE along the easterly line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the southerly line of West Eleventh Street, the place of BEGINNING.

SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

TRACT NO. II:

The above description is intended to include and this deed is intended to convey a certain 7-1/2 foot strip of property formerly known as a 15 foot alley, which alley has been

formally vacated by the Borough of Berwick after hearing held on July 27, 1979.

ALL of the Grantors' right, title and interest is hereby conveyed to the Grantee, in a certain 7-1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7-1/2 feet by 41.6 feet, running along the southerly portion of the above described Tract No. I.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 20, 2000, and recorded at Columbia County Instrument No. 200011746, granted and conveyed unto Damyon Corradini.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF FIRST COLUMBIA BANK & TRUST CO., SUCCESSOR, AGAINST DAMYON CORRADINI, DEFENDANT AND, WILL BE SOLD BY:

TIMOTHY CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY

ATTORNEY FOR PLAINTIFF:
GARY E. NORTON, ESQ.
LAW OFFICES OF
DERR, PURSEL, LUSCHAS, & NORTON
120 West Main Street
Bloomsburg, PA 17815
(570) 784-4654

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/4/2007

SERVICE# 2 - OF - 12 SERVICES
DOCKET # 100ED2007

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT DAMYON CORRADINI
ATTORNEY FIRM DERR, PURSEL, LUSCHAS & NORTON

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6/11/07 TIME 0915 MILEAGE _____ OTHER _____

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

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

(F.) OTHER (SPECIFY) OFFICE NOT OPEN - PUT
WAIT IN MAIL SLOT

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

6/11/07 0915 CARROLL SERVED - MAIL SLOT

DEPUTY

B. M. Carroll

DATE

6/11/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/4/2007

SERVICE# 3 - OF - 12 SERVICES
DOCKET # 100ED2007

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT DAMYON CORRADINI
ATTORNEY FIRM DERR, PURSEL, LUSCHAS & NORTON

PERSON/CORP TO SERVED	PAPERS TO SERVED
BLOOMSBURG SEWER	MORTGAGE FORECLOSURE
2ND STREET	
BLOOMSBURG	

SERVED UPON JEANETT CASHNER

RELATIONSHIP OFFICE ADMIN IDENTIFICATION _____

DATE 6/11/07 TIME 0925 MILEAGE _____ OTHER _____

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

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

(F.) OTHER (SPECIFY) SERVED UPON OFFICER
ADMINISTRATOR OF SEWER BLOOMSBURG SEWER

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>6/11/07</u>	<u>0925</u>	<u>CARROLL</u>	<u>SERVED</u>
DEPUTY	<u>E. H. Carroll</u>			<u>DATE 6/11/07</u>

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:11-JUN-07

FEE:\$5.00

CERT. NO:3500

CORRADINI DAMYON
536 MOUNTAIN SHADOW LANE
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 20001-1693
LOCATION: 35-37 E SECOND ST
PARCEL: 05E-04 -062-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	10,457.39	275.58		170.00	10,902.97
2006	PRIM	9,895.85	284.85		0.00	10,180.70
TOTAL DUE :						\$21,083.67

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2006

REQUESTED BY: Timothy T. Chamberlain, Sheriff dm.

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 11-JUN-07

FEE: \$5.00

CERT. NO: 3499

CORRADINI DAMYON
536 MOUNTAIN SHADOW LANE
BLOOMSBURG PA 17815

DISTRICT: BERWICK BORO
DEED 20001-1746
LOCATION: W 11TH ST L 103
PARCEL: 04B-03 -031-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2005	PRIM	5,208.47	135.93		170.00	5,514.40
2006	PRIM	5,039.97	144.44		0.00	5,184.41
TOTAL DUE :						\$10,698.81

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: October ,2007

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2006

REQUESTED BY: Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/4/2007

SERVICE# 9 - OF - 12 SERVICES
DOCKET # 100ED2007

PLAINTIFF

FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT
ATTORNEY FIRM

DAMYON CORRADINI
DERR, PURSEL, LUSCHAS & NORTON

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEBORAH MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 6/07/07 TIME 1550 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

☒ OTHER (SPECIFY) TAX OFFICE

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

E. A. Carroll

DATE

6/07/07



June 8, 2007

Timothy T. Chamberlain
Sheriff of Columbia County
Court House- P.O. Box 380
Bloomsburg, PA 17815

FIRST COLUMBIA BANK & TRUST CO.

VS.

DAMYON CORRADINI

DOCKET # 100ED2007

JD # 649JD2006

Dear Timothy:

The balance due on sewer account #109870 for the property located at 120 West 11th Street Berwick, Pa through September 2007 is \$527.55.

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

Sincerely,


Kelly Greer
Authority Clerk

REAL ESTATE OUTLINE

ED # 100-07

DATE RECEIVED 8-1-07
DOCKET AND INDEX 100-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>
COPY OF DESCRIPTION	<u>✓</u>
WHEREABOUTS OF LKA	<u>✓</u>
NON-MILITARY AFFIDAVIT	<u>✓</u>
NOTICES OF SHERIFF SALE	<u>✓</u>
WATCHMAN RELEASE FORM	<u>✓</u>
AFFIDAVIT OF LIENS LIST	<u>✓</u>
CHECK FOR \$1,350.00 OR	<u>✓</u>

CK# 14689

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

SALE DATE	<u>Aug. 19, 07</u>	TIME <u>5:00</u>
POSTING DATE	<u>Aug. 15, 07</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Aug. 29</u>	
	2 ND WEEK <u>Sept. 5</u>	
	3 RD WEEK <u>2, 07</u>	

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/4/2007

SERVICE# 6 - OF - 12 SERVICES
DOCKET # 100ED2007

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT DAMYON CORRADINI
ATTORNEY FIRM DERR, PURSEL, LUSCHAS & NORTON

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON JOE HORVAT

RELATIONSHIP DEPUTY DIRECTOR IDENTIFICATION _____

DATE 6/08/07 TIME 0835 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) DEPUTY DIRECTOR

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>06/08/07</u>	<u>0835</u>	<u>CARROLL</u>	<u>SERVED</u>

DEPUTY [Signature] DATE 06/08/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/4/2007

SERVICE# 4 - OF - 12 SERVICES
DOCKET # 100ED2007

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT DAMYON CORRADINI
ATTORNEY FIRM DERR, PURSEL, LUSCHAS & NORTON

PERSON/CORP TO SERVED
CONNIE GINGHER-TAX COLLECTOR
1615 LINCOLN AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6/09/07 TIME 0950 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

☒ OTHER (SPECIFY) OFFICE CLOSED POSTED
SIDE DOOR

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

[Signature]

DATE

6/09/07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/4/2007

SERVICE# 5 - OF - 12 SERVICES
DOCKET # 100ED2007

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT DAMYON CORRADINI
ATTORNEY FIRM DERR, PURSEL, LUSCHAS & NORTON

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERWICK SEWER	MORTGAGE FORECLOSURE
1108 FREAS AVE.	
BERWICK	

SERVED UPON KELLY CREEK

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 6/08/07 TIME 0930 MILEAGE _____ OTHER _____

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

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

(F) OTHER (SPECIFY) SERVED ON CLERK
@ ABOVE ADDRESS

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>6/08/07</u>	<u>0930</u>	<u>CARROLL</u>	<u>SERVED</u>
DEPUTY	<u>C. J. Carroll</u>			DATE <u>6/08/07</u>

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 19, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 100 OF 2007 ED AND CIVIL WRIT NO. 649 OF 2006 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:

120 W. 11 th Street. Berwick. PA

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at an iron pin on the southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the easterly side of Mulberry Street; THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East, 41.6 feet to an iron pin; THENCE along land owned by Murray and Barry L. Juda, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin, located on the northerly line of a 15 foot alley; THENCE along said alley, South 67 degrees 04 minutes 52 seconds West 41.6 feet to an iron pin, located on the easterly line of another 15 foot alley; THENCE along the easterly line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the southerly line of West Eleventh Street, the place of BEGINNING.

SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

TRACT NO. 11:

The above description is intended to include and this deed is intended to convey a certain 7-1/2 foot strip of property formerly known as a 15 foot alley, which alley has been formally vacated by the Borough of Berwick after hearing held on July 27, 1979.

ALL of the Grantors' right, title and interest is hereby conveyed to the Grantee, in a certain 7-1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7-1/2 feet by 41.6 feet, running along the southerly portion of the above described Tract No. 1.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 20, 2000, and recorded at Columbia County Instrument No.200011746, granted and conveyed unto Damyon Corradini.

35-37 E. Main Street. Bloomsburg. PA

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

BEGINNING at the southwest corner of Second Street and Miller Alley; THENCE northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue; THENCE along said alley, eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford-Publix Theatres Corp; THENCE by said lot, southwardly, 214 feet 6 inches to a corner upon Second Street aforesaid; THENCE along said street, westwardly 43 feet 6 inches to a corner, the place of BEGINNING.

Upon which is erected a three story brick business building and two story garage. This property is located at 35-37 East Main Street, Bloomsburg, and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

Prior deeds erroneously indicated the beginning point is the northwest corner, whereas the beginning point is the southwest corner. Prior deeds identified the property as 33-35 East Main Street and 35-37 East Main

Street, Bloomsburg, Pennsylvania.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 19, 2000, and recorded at Columbia County Instrument No. 200011693, granted and conveyed unto Damyon Corradini.

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
Gary Norton
120 W. Main Street
Bloomsburg, PA 17815

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

SHERIFF'S SALE

WEDNESDAY SEPTEMBER 19, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 100 OF 2007 ED AND CIVIL WRIT NO. 649 OF 2006 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:

120 W. 11 th Street. Berwick. PA

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1:

BEGINNING at an iron pin on the southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the easterly side of Mulberry Street; THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East, 41.6 feet to an iron pin; THENCE along land owned by Murray and Barry L. Juda, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin, located on the northerly line of a 15 foot alley; THENCE along said alley, South 67 degrees 04 minutes 52 seconds West 41.6 feet to an iron pin, located on the easterly line of another 15 foot alley; THENCE along the easterly line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the southerly line of West Eleventh Street, the place of BEGINNING.

SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

TRACT NO. 11:

The above description is intended to include and this deed is intended to convey a certain 7-1/2 foot strip of property formerly known as a 15 foot alley, which alley has been formally vacated by the Borough of Berwick after hearing held on July 27, 1979.

ALL of the Grantors' right, title and interest is hereby conveyed to the Grantee, in a certain 7-1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7-1/2 feet by 41.6 feet, running along the southerly portion of the above described Tract No. 1.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 20, 2000, and recorded at Columbia County Instrument No.200011746, granted and conveyed unto Damyon Corradini.

35-37 E. Main Street. Bloomsburg, PA

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

BEGINNING at the southwest corner of Second Street and Miller Alley; THENCE northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue; THENCE along said alley, eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford-Publix Theatres Corp; THENCE by said lot, southwardly, 214 feet 6 inches to a corner upon Second Street aforesaid; THENCE along said street, westwardly 43 feet 6 inches to a corner, the place of BEGINNING.

Upon which is erected a three story brick business building and two story garage. This property is located at 35-37 East Main Street, Bloomsburg, and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

Prior deeds erroneously indicated the beginning point is the northwest corner, whereas the beginning point is the southwest corner. Prior deeds identified the property as 33-35 East Main Street and 35-37 East Main

Street, Bloomsburg, Pennsylvania.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 19, 2000, and recorded at Columbia County Instrument No. 200011693, granted and conveyed unto Damyon Corradini.

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
Gary Norton
120 W. Main Street
Bloomsburg, PA 17815

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

Derr, Pursel, Luschas & Norton, LLP

Gary E. Norton, Esquire
120 W. Main Street
Bloomsburg, PA 17815
Attorney ID# 43880
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.,**

Plaintiff

vs.

**DAMYON CORRADINI,
Defendant.**

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY,
PENNSYLVANIA
CIVIL ACTION - MORTGAGE
FORECLOSURE**

DOCKET NO. 2006 CV 649 MF

WRIT OF EXECUTION

2007-ED-100

To the Sheriff of Columbia County:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property:

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED AS EXHIBIT "A"

Principal balance a/o 2/28/2007	\$ 450,000.00
Accrued late charges a/o 2/28/2007	3,999.96
Court Costs a/o 5/25/07:	
Complaint	90.50
Service	50.00
Judgment	14.00
Attorney's Fees a/o 5/29/07	3,757.50
Interest a/o 2/28/2007	64,569.69
Interest from 3/1/07 - 5/29/2007	11,123.22
Total amount due	\$533,604.87¹

Date:

Seal of Court:

Fanni B. Kline
PROTHONOTARY
Elizabeth A. Simon
CLERK

6/4/07

¹Plus accrued interest, continuing interest from and after 5/29/07 at the per diem rate of \$124.98, late charges, reasonable attorney's fees, continuing escrow advances, costs and monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereinafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full foreclosure.

120 W. 11th Street, Berwick, PA

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. I:

BEGINNING at an iron pin on the southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the easterly side of Mulberry Street;

THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East, 41.6 feet to an iron pin;

THENCE along land owned by Murray and Barry L. Juda, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin, located on the northerly line of a 15 foot alley;

THENCE along said alley, South 67 degrees 04 minutes 52 seconds West 41.6 feet to an iron pin, located on the easterly line of another 15 foot alley;

THENCE along the easterly line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the southerly line of West Eleventh Street, the place of BEGINNING.

SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

TRACT NO. II:

The above description is intended to include and this deed is intended to convey a certain 7-1/2 foot strip of property formerly known as a 15 foot alley, which alley has been formally vacated by the Borough of Berwick after hearing held on July 27, 1979.

ALL of the Grantors' right, title and interest is hereby conveyed to the Grantee, in a certain 7-1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7-1/2 feet by 41.6 feet, running along the southerly portion of the above described Tract No. I.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 20, 2000, and recorded at Columbia County Instrument No. 200011746, granted and conveyed unto Damyon Corradini.



35-37 E. Main Street, Bloomsburg, PA

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THENCE along said alley, eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford-Publix Theatres Corp;

THENCE by said lot, southwardly, 214 feet 6 inches to a corner upon Second Street aforesaid;

THENCE along said street, westwardly 43 feet 6 inches to a corner, the place of **BEGINNING**.

Upon which is erected a three story brick business building and two story garage.

This property is located at 35-37 East Main Street, Bloomsburg, and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

Prior deeds erroneously indicated the beginning point is the northwest corner, whereas the beginning point is the southwest corner. Prior deeds identified the property as 33-35 East Main Street and 35-37 East Main Street, Bloomsburg, Pennsylvania.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 19, 2000, and recorded at Columbia County Instrument No. 200011693, granted and conveyed unto Damyon Corradini.

Derr, Pursel, Luschas & Jorton, LLP
Gary E. Norton, Esquire
120 W. Main Street
Bloomsburg, PA 17815
Attorney ID# 43880
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.,**

Plaintiff

vs.

**DAMYON CORRADINI,
Defendant**

**IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY,
PENNSYLVANIA
CIVIL - MORTGAGE FORECLOSURE**

DOCKET NO. 2006 CV 649

NOTICE

BY VIRTUE OF A WRIT OF EXECUTION, _____, AND CIVIL WRIT NO. 2006 CV 649, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN THE SHERIFF'S OFFICE OR A COURTROOM, TO BE ANNOUNCED, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON _____ IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT, DAMYON CORRADINI, IN AND TO:

35-37 E. Main Street, Bloomsburg, PA

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

BEGINNING at the southwest corner of Second Street and Miller Alley;

THENCE northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue;

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BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 19, 2000, and recorded at Columbia County Instrument No. 200011693, granted and conveyed unto Damyon Corradini.

120 W. 11th Street, Berwick, PA

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. I:

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THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East, 41.6 feet to an iron pin;

THENCE along land owned by Murray and Barry L. Juda, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin, located on the northerly line of a 15 foot alley;

THENCE along said alley, South 67 degrees 04 minutes 52 seconds West 41.6 feet to an iron pin, located on the easterly line of another 15 foot alley;

THENCE along the easterly line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the southerly line of West Eleventh Street, the place of BEGINNING.

SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

TRACT NO. II:

The above description is intended to include and this deed is intended to convey a certain 7-1/2 foot strip of property formerly known as a 15 foot alley, which alley has been

formally vacated by the Borough of Berwick after hearing held on July 27, 1979.

ALL of the Grantors' right, title and interest is hereby conveyed to the Grantee, in a certain 7-1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7-1/2 feet by 41.6 feet, running along the southerly portion of the above described Tract No. I.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 20, 2000, and recorded at Columbia County Instrument No. 200011746, granted and conveyed unto Damyon Corradini.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF FIRST COLUMBIA BANK & TRUST CO., SUCCESSOR, AGAINST DAMYON CORRADINI, DEFENDANT AND, WILL BE SOLD BY:

TIMOTHY CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY

ATTORNEY FOR PLAINTIFF:
GARY E. NORTON, ESQ.
LAW OFFICES OF
DERR, PURSEL, LUSCHAS, & NORTON
120 West Main Street
Bloomsburg, PA 17815
(570) 784-4654

Derr, Pursel, Luschas & Norton, LLP
Gary E. Norton, Esquire
120 W. Main Street
Bloomsburg, PA 17815
Attorney ID# 43880
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST
CO.,
Plaintiff

vs.

DAMYON CORRADINI,
Defendant

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY,
PENNSYLVANIA
CIVIL - MORTGAGE FORECLOSURE

DOCKET NO. 2006 CV 649

2007-ED-100

NOTICE

BY VIRTUE OF A WRIT OF EXECUTION, _____, AND CIVIL WRIT NO. 2006 CV 649, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN THE SHERIFF'S OFFICE OR A COURTROOM, TO BE ANNOUNCED, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON _____
September 19, 2007 at 9:00 am
_____ IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANT, DAMYON CORRADINI, IN AND TO:

35-37 E. Main Street, Bloomsburg, PA

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

BEGINNING at the southwest corner of Second Street and Miller Alley;

THENCE northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue;

THENCE along said alley, eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford-Publix Theatres Corp;

THENCE by said lot, southwardly, 214 feet 6 inches to a corner upon Second Street aforesaid;

THENCE along said street, westwardly 43 feet 6 inches to a corner, the place of BEGINNING.

Upon which is erected a three story brick business building and two story garage.

This property is located at 35-37 East Main Street, Bloomsburg, and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

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BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 19, 2000, and recorded at Columbia County Instrument No. 200011693, granted and conveyed unto Damyon Corradini.

120 W. 11th Street, Berwick, PA

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SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

TRACT NO. II:

The above description is intended to include and this deed is intended to convey a certain 7-1/2 foot strip of property formerly known as a 15 foot alley, which alley has been

formally vacated by the Borough of Berwick after hearing held on July 27, 1979.

ALL of the Grantors' right, title and interest is hereby conveyed to the Grantee, in a certain 7-1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7-1/2 feet by 41.6 feet, running along the southerly portion of the above described Tract No. I.

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120 West Main Street
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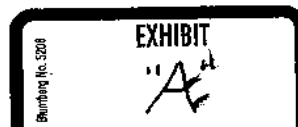
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35-37 E. Main Street, Bloomsburg, PA

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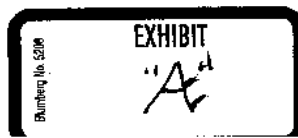
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THENCE along land owned by Murray and Barry L. Juda, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin, located on the northerly line of a 15 foot alley;

THENCE along said alley, South 67 degrees 04 minutes 52 seconds West 41.6 feet to an iron pin, located on the easterly line of another 15 foot alley;

THENCE along the easterly line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the southerly line of West Eleventh Street, the place of BEGINNING.

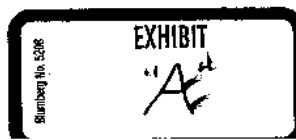
SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

TRACT NO. II:

The above description is intended to include and this deed is intended to convey a certain 7-1/2 foot strip of property formerly known as a 15 foot alley, which alley has been formally vacated by the Borough of Berwick after hearing held on July 27, 1979.

ALL of the Grantors' right, title and interest is hereby conveyed to the Grantee, in a certain 7-1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7-1/2 feet by 41.6 feet, running along the southerly portion of the above described Tract No. I.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 20, 2000, and recorded at Columbia County Instrument No. 200011746, granted and conveyed unto Damyon Corradini.



35-37 E. Main Street, Bloomsburg, PA

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

BEGINNING at the southwest corner of Second Street and Miller Alley;

THENCE northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue;

THENCE along said alley, eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford-Publix Theatres Corp;

THENCE by said lot, southwardly, 214 feet 6 inches to a corner upon Second Street aforesaid;

THENCE along said street, westwardly 43 feet 6 inches to a corner, the place of BEGINNING.

Upon which is erected a three story brick business building and two story garage.

This property is located at 35-37 East Main Street, Bloomsburg, and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

Prior deeds erroneously indicated the beginning point is the northwest corner, whereas the beginning point is the southwest corner. Prior deeds identified the property as 33-35 East Main Street and 35-37 East Main Street, Bloomsburg, Pennsylvania.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 19, 2000, and recorded at Columbia County Instrument No. 200011693, granted and conveyed unto Damyon Corradini.

120 W. 11th Street, Berwick, PA

ALL THAT CERTAIN lot, piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. I:

BEGINNING at an iron pin on the southerly side of West Eleventh Street, said iron pin being North 67 degrees 04 minutes 52 seconds East, 165 feet from the easterly side of Mulberry Street;

THENCE along West Eleventh Street, North 67 degrees 04 minutes 52 seconds East, 41.6 feet to an iron pin;

THENCE along land owned by Murray and Barry L. Juda, South 23 degrees 07 minutes 18 seconds East, 157 feet to an iron pin, located on the northerly line of a 15 foot alley;

THENCE along said alley, South 67 degrees 04 minutes 52 seconds West 41.6 feet to an iron pin, located on the easterly line of another 15 foot alley;

THENCE along the easterly line of said alley, North 23 degrees 07 minutes 18 seconds West, 157.9 feet to an iron pin, located on the southerly line of West Eleventh Street, the place of BEGINNING.

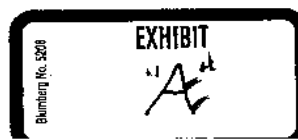
SUBJECT to the same reservations, restrictions, limitations, conditions as contained in previous deeds in the line of title.

TRACT NO. II:

The above description is intended to include and this deed is intended to convey a certain 7-1/2 foot strip of property formerly known as a 15 foot alley, which alley has been formally vacated by the Borough of Berwick after hearing held on July 27, 1979.

ALL of the Grantors' right, title and interest is hereby conveyed to the Grantee, in a certain 7-1/2 foot strip of land formerly known as a 15 foot alley, which strip of land is 7-1/2 feet by 41.6 feet, running along the southerly portion of the above described Tract No. I.

BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 20, 2000, and recorded at Columbia County Instrument No. 200011746, granted and conveyed unto Damyon Corradini.



35-37 E. Main Street, Bloomsburg, PA

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

BEGINNING at the southwest corner of Second Street and Miller Alley;

THENCE northwestwardly by said alley, 214 feet 6 inches to a corner upon Ridge Avenue;

THENCE along said alley, eastwardly, 43 feet 6 inches to a corner of lot now or formerly of Comerford-Publix Theatres Corp;

THENCE by said lot, southwardly, 214 feet 6 inches to a corner upon Second Street aforesaid;

THENCE along said street, westwardly 43 feet 6 inches to a corner, the place of BEGINNING.

Upon which is erected a three story brick business building and two story garage.

This property is located at 35-37 East Main Street, Bloomsburg, and 36 East Ridge Avenue, Bloomsburg, Columbia County, Pennsylvania.

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BEING the same premises which Harry A. Roadarmel, Jr., Sheriff of the County of Columbia, by Deed dated December 19, 2000, and recorded at Columbia County Instrument No. 200011693, granted and conveyed unto Damyon Corradini.

Derr, Pursel, Luschas & Norton, LLP
Gary E. Norton, Esquire
120 W. Main Street
Bloomsburg, PA 17815
Attorney ID# 43880
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST
CO.,

Plaintiff

vs.

DAMYON CORRADINI,
Defendant

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY,
PENNSYLVANIA
CIVIL - MORTGAGE FORECLOSURE

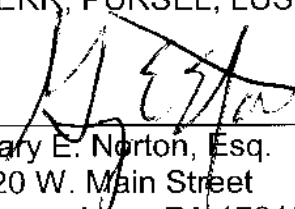
DOCKET NO. 2006 CV 649

2007-ED-100
AFFIDAVIT OF WHEREABOUTS

I, Gary E. Norton, attorney for the Plaintiff, verify that the last known address of
the Defendant, Damyon Corradini is:

37 East Main Street
Bloomsburg, PA 17815

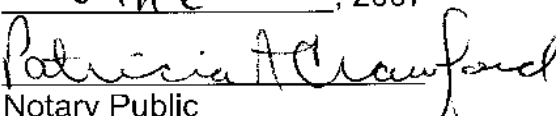
LAW OFFICES
DERR, PURSEL, LUSCHAS & NORTON



Gary E. Norton, Esq.
120 W. Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney I. D. #43880

Sworn to and subscribed
before me this 4th day of

June, 2007



Notary Public

Commonwealth of Pennsylvania

NOTARIAL SEAL
PATRICIA A. CRAWFORD, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires June 12, 2009

Derr, Pursel, Luschas & Norton, LLP
Gary E. Norton, Esquire
120 W. Main Street
Bloomsburg, PA 17815
Attorney ID# 43880
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

FIRST COLUMBIA BANK & TRUST
CO.,

Plaintiff

vs.

DAMYON CORRADINI,
Defendant


IN THE COURT OF COMMON PLEAS
OF THE 26th JUDICIAL DISTRICT
COLUMBIA COUNTY,
PENNSYLVANIA
CIVIL - MORTGAGE FORECLOSURE

DOCKET NO. 2006 CV 649

AFFIDAVIT OF NON-MILITARY SERVICE 2007-ED-100

Before me, the undersigned authority, personally appeared

GARY E. NORTON, who, being duly sworn according to law, deposes and says that he
is an attorney of record for the within Plaintiff, FIRST COLUMBIA BANK & TRUST CO.,
and, that as such he, is duly authorized to make this affidavit on its behalf; and that to
the best of his knowledge, information, and belief, the within defendant, Damyon
Corradini, is not in the military service of the United States of America.



Gary E. Norton

SWORN to and subscribed

before me this 4th day of

June, 2007.



Notary Public

Commonwealth of Pennsylvania

NOTARIAL SEAL
PATRICIA A. CRAWFORD, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires June 12, 2009

Derr, Pursel, Luschas & Norton, LLP

Gary E. Norton, Esquire
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Bloomsburg, PA 17815
Attorney ID# 43880
Telephone 570-784-4654
Facsimile 570-784-1281
Attorney for Plaintiff

**FIRST COLUMBIA BANK & TRUST
CO.,**

Plaintiff

vs.

**DAMYON CORRADINI,
Defendant**

**IN THE COURT OF COMMON PLEAS
OF THE 26th JUDICIAL DISTRICT
COLUMBIA COUNTY,
PENNSYLVANIA
CIVIL - MORTGAGE FORECLOSURE**

DOCKET NO. 2006 CV 649

2007-ED-100


WATCHMAN RELEASE FORM

TO: COLUMBIA COUNTY SHERIFF

Seize, levy, advertise, and sell all the real property of the Defendant as described in the Sheriff's Sale description submitted in this action.

You are hereby released from all responsibility in not placing watchmen or insurance on real property levied on by virtue of the Writ issued and submitted in this matter.

LAW OFFICES OF DERR, PURSEL, LUSCHAS,
& NORTON, LLP



Gary E. Norton, Esquire
120 West Main Street
Bloomsburg, PA 17815
570-784-4654
Attorney ID# 43880

Attorney for Plaintiff

14029

DERR, PURSEL, LUSCHAS & NORTON LLP
ATTORNEYS AT LAW

ADVANCED COST ACCOUNT
120 WEST MAIN STREET
BLOOMSBURG, PA 17815

60-1476/313

DATE June 4, 2007

PAY
TO THE
ORDER OF

Columbia County Sheriff

\$1,350.00

One Thousand Three Hundred Fifty & 00/100

DOLLARS

For full details
see back of check
dated 6/4/07



Columbia County
Farmers National Bank
Benton • Bloomsburg • Buckhorn
Ligonier • Millville
Orangeville • South Centre, PA 17815

FOR FCBT v. Corradini

No. 2006-CV-1649

2500511601

Robert A. Crawford