

SHERIFF'S SALE COST SHEET

NO. 29-07 ED NO. 17-00-00 VS. 100 JD DATE/TIME OF SALE 8/10/07

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>175.50</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>42.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>14.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>370.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>2403.75</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>2628.75</u>

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

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

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

SURCHARGE FEE (DSTE)	\$ <u>140.20</u>
MISC. <u>Reimburse</u>	\$ <u>1996.03</u>
TOTAL *****	\$ <u>1996.03</u>

TOTAL COSTS (OPENING BID) \$ 5124.69

1500.00 wp.
3634.69

ZUCKER, GOLDBERG & ACKERMAN

ATTORNEY BUSINESS ACCOUNT
8/23/2007

151655
Check # 151655
Request # 55074

Payee: COLUMBIA COUNTY SHERIFF
Amount: \$3,634.69
For: 2006-CV-1830; 81707; Gregory Alan Hess
Matter ID 81707
Matter Name
HESS, GREGORY

Conflict: N By rt
Amount
\$3,634.69

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARNED AND YOU CAN SEE A PENTAGON-SHAPED TRUE WATERMARK WHEN HELD TO THE LIGHT

ZUCKER, GOLDBERG & ACKERMAN

ATTORNEYS AT LAW
ATTORNEY BUSINESS ACCOUNT
200 SHEFFIELD ST., SUITE 301
MOUNTAINSIDE, NJ 07092

151655
JPMORGAN CHASE BANK, N.A.
MONTCLAIR, NJ 07042

151655
55-233/212

****Three Thousand Six hundred Thirty Four dollars and Sixty Nine cents****

PAY
TO THE
ORDER
OF

COLUMBIA COUNTY SHERIFF
P.O. BOX 380
BLOOMSBURG PA 17815

DATE

8/23/2007

AMOUNT

\$3,634.69

THIS CHECK EXPIRES AND IS VOID 180 DAYS FROM ISSUE DATE

ZUCKER, GOLDBERG & ACKERMAN
ATTORNEY BUSINESS ACCOUNT

For 2006-CV-1830; 81707; Gregory Alan Hess

⑈151655⑈ ⑆021202337⑆

⑆103803185⑈

PUB OR BREATHE ON THE PINK LOCK & KEY ICONS—COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK—IF COLOR DOES NOT FADE DO NOT ACCEPT

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: <u>Luciano</u>	FROM: <u>Sheriff Chamberlain</u>
COMPANY:	DATE: <u>Aug. 20, 07</u>
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: <u>2</u>
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.

2nd fax

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 301
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

RICHARD P. HABER**
FRANCES GAMBARDIELLA
TANEISHA J. INGRAM
MILICA A. FATOVICH
BRIAN C. NICHOLAS***
STEVEN D. KROL

*ALSO MEMBER OF NY, PA AND CA BAR
**ALSO MEMBER OF PA BAR
***ALSO MEMBER OF NY AND ME BAR
****MEMBER OF PA BAR ONLY

OF COUNSEL:
SCOTT A. DIETTERICK, ESQ. ****
KIMBERLY A. BONNER, ESQ. ****

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033
717-533-3560
Fax: 717-533-3562

XCZ-81707

April 13, 2007

Via Fax & Regular Mail
Fax No.

Office of the Sheriff of Columbia County
ATTN: REAL ESTATE DEPT.
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: M&T Mortgage Corporation
vs. Gregory Alan Hess, et al
Premises: 2240 Heights Road
Berwick, PA 18603
Docket No.: 2006-CV-1830
Sheriff #:

Dear Sir or Madam:

Please consider this correspondence a formal request to **stay** the sheriff sale scheduled for **at** in the above-referenced matter. The loan was paid off in the amount of \$99,551.30. Please refund any excess from our advance or bill our office for any additional funds due.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

ZUCKER GOLDBERG & ACKERMAN

By: *Luciana Nizzardo*
Foreclosure Sales Specialist

lnn
cc: Gregory Alan Hess
2240 Heights Road
Berwick, PA 18603
Alexandra L. Hess, Deceased
2240 Heights Road
Berwick, PA 18603

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: Luciana Nizzardo FROM: Tim Chamberlain
COMPANY: _____ DATE: _____
FAX NUMBER: _____ TOTAL NO. OF PAGES INCLUDING COVER: 3
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.

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

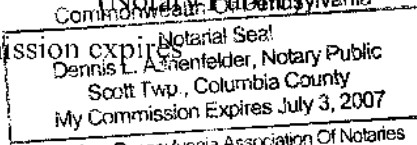
Jim Micklow, Treasurer being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice

April 4, 11 & 18, 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.

.....
James T. Micklow

Sworn and subscribed to before me this 19th day of April, 2007..

.....
(Signature)

My commission expires

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

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

.....

29

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

RICHARD P. HABER**
FRANCES GAMBARDIELLA
TANFISHA J. INGRAM
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LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
P.O. Box 650
Hershey, PA 17033
717-533-3560
Fax: 717-533-3562

XCZ-81707

March 28, 2007

Prothonotary of Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

Re: M&T MORTGAGE CORPORATION
vs. GREGORY ALAN HESS; ALEXANDRA L. HESS, DECEASED;
Premises: 2240 Heights Road, Berwick PA 18603.
Docket No.: 2006-CV-1830

Dear Sir or Madam:

Enclosed for filing please find an original of an Affidavit of Service of Defendant/Owner and Other Parties of Interest regarding the above referenced matter. Please file the original and return a time-stamped copy of the extra face page which is enclosed in the self-addressed stamped envelope.

If you have any questions or concerns, please do not hesitate to contact Marie Lindner of our office at (908) 233-8500 ext. 115.

Sincerely,

ZUCKER, GOLDBERG & ACKERMAN, LLC


Scott A. Dietterick

enclosures

cc: Sheriff of Columbia County (w/encl.)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,

CIVIL DIVISION

Plaintiff,

NO.: 2006-CV-1830

vs.

Sheriff Sale #:

GREGORY ALAN HESS; ALEXANDRA L.
HESS, DECEASED;

TYPE OF PLEADING

Defendants.

**Pa. R.C.P. RULE 3129.2(C)
AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND
OTHER PARTIES OF INTEREST**

CODE:

FILED ON BEHALF OF:
M&T Mortgage Corporation

COUNSEL OF RECORD FOR THIS
PARTY:

ZUCKER, GOLDBERG &
ACKERMAN, LLC

Scott A. Dietterick, Esquire
Pa. I.D. #55650
Kimberly A. Bonner, Esquire
Pa. I.D. #89705

200 Sheffield Street, Suite 301
Mountainside, NJ 07092
(908) 233-8500
(908) 233-1390 FAX
office@zuckergoldberg.com
File No.: XCZ- 81707/ml

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

GREGORY ALAN HESS; ALEXANDRA L.
HESS, DECEASED;

Defendants.

:
: CIVIL DIVISION
:
: NO.: 2006-CV-1830
:
:
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:

**Pa.R.C.P. RULE 3129(c) AFFIDAVIT OF SERVICE OF
DEFENDANT/OWNER AND OTHER PARTIES OF INTEREST**

I, Marie Lindner, a paralegal with the firm of Zucker, Goldberg & Ackerman, LLC, attorneys for Plaintiff, M&T Mortgage Corporation, being duly sworn according to law depose and make the following Affidavit regarding the service of Plaintiff's Notice of Sheriff's Sale of Real Property in this matter on Defendant/Owner and Other Parties of Interest as follows:

1. Defendant, Gregory Alan Hess, is the record owner of the real property.
2. On or about 2/22/07, Gregory Alan Hess was served with Plaintiff's Notice of Sheriff's Sale of Real Property Pursuant to Pa. R.C.P. 3129, personally by the Sheriff of Columbia County, at the address of the mortgaged premises, being 2240 Heights Road, Berwick PA 18603. A true and correct copy of said Notice and Return of Service are marked Exhibit "A", attached hereto and made a part hereof.
3. On or about 3/20/07, Plaintiff's counsel served all other parties in interest with Plaintiff's Notice of Sheriff's Sale according to Plaintiff's Affidavit Pursuant to rule 3129.1, via First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of

First Class U.S. Mail, Postage Pre-Paid, with a Certificate of Mailing. True and correct copies of said Notices and Certificates of Mailing are marked Exhibit "B", attached hereto and made a part hereof.

Finally, the undersigned deposes and says that the Defendant/Owner and all other Parties of Interest were served with Plaintiff's Notice of Sheriff's Sale of Real Property in accordance with Pa.R.C.P. 3129.2.

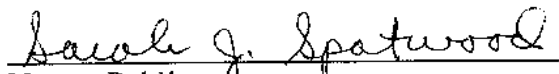
ZUCKER, GOLDBERG & ACKERMAN, LLC
Attorneys for Plaintiff

Dated: March 28, 2007



MARIE LINDNER
Paralegal

Sworn to and subscribed before
me this 28th day of March, 2007



Notary Public

MY COMMISSION EXPIRES:

SARAH J. SPOTWOOD
A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/19/2009

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

GREGORY ALAN HESS; ALEXANDRA L.
HESS, DECEASED;

Defendants.

CIVIL DIVISION

NO.: 2006-CV-1830

NOTICE TO LIENHOLDERS AND OTHER PARTIES IN INTEREST
PURSUANT TO Pa.R.C.P. 3129(b)

TO:

PNC BANK
2730 Liberty Ave.
Pittsburgh, PA 15222

COLUMBIA COUNTY TAX CLAIM
BUREAU
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

UNKNOWN TENANT OR TENANTS
2240 Heights Road
Berwick, PA 18603

UNKNOWN SPOUSE
2240 Heights Road
Berwick, PA 18603

PA DEPT. OF REVENUE- INHERITANCE
TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

COLUMBIA COUNTY DOMESTIC
RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Certified Article Number

7160 3901 9849 9759 7365

SENDERS RECORD

Certified Article Number

7160 3901 9849 9759 7389

SENDERS RECORD

Certified Article Number

7160 3901 9849 9759 7396

SENDERS RECORD

Certified Article Number

7160 3901 9849 9759 7402

Certified Article Number

7160 3901 9849 9759 7419

Certified Article Number

7160 3901 9849 9759 7020

Certified Article Number

7160 3901 9849 9759 7037

SENDERS RECORD

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Columbia County, directed, there will be exposed to Public Sale in the

COLUMBIA COUNTY COURTHOUSE
Bloomsburg, Pennsylvania 17815

on April 25, 2007, the following described real estate which Gregory Alan Hess and Alexandra L. Hess, his wife are the owners or reputed owners and on which you may hold a lien or have an interest which could be affected by the sale of:

2240 Heights Road,
Berwick, PA 18603
Columbia County

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The said Writ of Execution has been issued on a judgment in the action of
M&T Mortgage Corporation
Plaintiff

vs.
Gregory Alan Hess

Defendant

at EX. NO. 2006-CV-1830 in the amount of \$99,620.18 plus interest and costs.

Claims against property must be filed at the Office of the Sheriff before above sale date.

Claims to proceeds must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

Exceptions to Distributions or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

If you have any questions or comments with regard to the Sheriff's Sale or this Notice, you should contact your attorney as soon as possible.

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

M&T MORTGAGE CORPORATION
Plaintiff

M&T BANK
One M&T Plaza
Buffalo, NY 14240

PNC BANK
2730 Liberty Avenue
Pittsburgh, PA 15222

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

COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
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:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

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 DOMESTIC REALATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
2240 Heights Road
Berwick, PA 18603

UNKNOWN SPOUSE
2240 Heights Road
Berwick, PA 18603

PA DEPT. OF REVENUE- INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

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.

ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: 

Dated: February 15, 2007

Scott A. Dietterick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; P.A.I.D. #89705
Richard P. Haber, Esquire; P.A.I.D. #202567
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
File No.: XCZ-81707
(908) 233-8500; (908) 233-1390 FAX

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

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

GREGORY ALAN HESS; ALEXANDRA L.
HESS, DECEASED;

Defendants.

Docket No.: 2006-CV-1830

Execution No.:

LEGAL DESCRIPTION

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF BRIAR CREEK, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 650, PAGE 615, ID# 07-03-009-03, BEING KNOWN AND DESIGNATED AS

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, BOUNTY OF COLUMBIA, AND STATATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF LAND HEREFTER DESCRIBED AT AN IRON ROD SET IN LINE OF LAND OF ANTHONY S. AND KATRINA CAPORALETTI, SAID IRON ROD BEING SOUTH 15 DEGREES ZERO MINUTES EAST 661.84 FEET FROM A STONE FOUND AT THE NORTHWEST CORNER OF THE PARENT TRACT AND PARCEL #3 OF LAND OF GRANTORS HEREIN AND RUNNING THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL #3, NORTH 66 DEGREES 57 MINUTES EAST 789.23 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF PARCEL #2 OF LAND OF GRANTORS HEREIN:

THENCE ALONG LINE OF SAID PARCEL #2, NORTH 66 DEGREES 57 MINUTES EAST 145.80 FEET TO AN IRON ROD SET IN LINE OF LAND SURVEYED FOR FRANKLIN E. KEPNER JR. AND HIS WIFE, TINE KEPNER; THENCE ALONG LINE OF SAID KEPNER AND CROSSING A PRIVATE ROAD AND 20-FOOT RIGHT-OF-WAY, SOUTH 19 DEGREES 10 MINUTES 40 SECONDS EAST 97.06 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 54 DEGREES 52 MINUTES 50 SECONDS EAST 171.58 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 63 DEGREES 21 MINUTES 10 SECONDS EAST 84.21 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 69 DEGREES 20 MINUTES 10 SECONDS EAST 166.79 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 74 DEGREES 45 MINUTES 30 SECONDS EAST 24.68 FEET TO AN IRON ROD SET, A CORNER OF PARCEL #4 OF LAND OF GRANTORS HEREIN; THENCE ALONG LINE OF SAID PARCEL #4 ALONG LINE OF LAND OF MARTIN J. HARMON, PASSING THROUGH AN IRON ROD SET 737.30 FEET HEREFROM, SOUTH 17 DEGREES ZERO MINUTES EAST 822.48 FEET TO AN IRON ROD FOUND ON THE NORTHERN SIDE OF A 15-FOOT

ALLEY; THENCE ALONG SAID ALLEY, SOUTH 71 DEGREES 38 MINUTES 20 SECONDS WEST 543.01 FEET TO AN IRON ROD FOUND; THENCE ALONG THE NORTHERN END OF A 20-FOOT ALLEY OR RIGHT-OF-WAY LEADING TO PEARL STREET AND THE NORTHERN LINE OF PARCEL #5 OF LAND OF GRANTORS HEREIN, SOUTH 86 DEGREES 46 MINUTES WEST 518.81 FEET TO AN IRON ROD SET ON SOUTHEASTERN SIDE OF THE AFORESAID PRIVATE ROAD AND A CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS; THENCE ALONG LINE OF LAND OF SAID HEAPS AND BEING THE SOUTHEASTERN SIDE OF SAID PRIVATE ROAD AND RIGHT-OF-WAY, SOUTH 20 DEGREES 09 MINUTES 20 SECONDS WEST 48.62 FEET TO AN IRON ROD SET; THENCE ALONG SAME SOUTH 38 DEGREES 54 MINUTES 20 SECONDS WEST 51.86 FEET TO A MAG NAIL IN THE MACADAM SKIRT LEADING INTO SAID PRIVATE ROAD; THENCE ALONG SAME SOUTH 64 DEGREES 54 MINUTES 10 SECONDS WEST 9.85 FEET TO AN IRON ROD FOUND WITH A RAILROAD SPIKE IN SAID MACADAM SKIRT, THE NORTHWEST CORNER OF SAID HEAPS AND THE EXTENSION OF THE EASTERN SIDE OF JESSUP STREET; THENCE ALONG THE END OF HEIGHTS ROAD, A STREET IN THE BOROUGH OF BERWICK WHICH LEADS INTO SAID PRIVATE ROAD, NORTH 22 DEGREES 11 MINUTES 40 SECONDS WEST 35.05 FEET TO A POINT ON THE SOUTHERN BANK OF GLEN BROOK, THE NORTHEAST CORNER AND END OF SAID STREET CALLED HEIGHTS ROAD; THENCE ALONG THE NORTHERN SIDE OF SAID HEIGHTS ROAD, SOUTH 64 DEGREES 54 MINUTES 20 SECONDS WEST 266.00 FEET TO A DRILL HOLE IN A CUT-STONE MONUMENT, A CORNER OF LAND OF THOMAS L. AND SHARON E. KOWALCHICK; THENCE ALONG LINE OF LAND OF SAID KOWALCHICK, NORTH 15 DEGREES ZERO MINUTES WEST 429.32 FEET TO AN IRON ROD SET 1.78 FEET WESTERLY OF AN IRON PIN FOUND; THENCE ALONG LINE OF LAND OF SAME SOUTH 65 DEGREES 31 MINUTES 30 SECONDS WEST 185.50 FEET TO AN IRON ROD SET, A CORNER OF LAND OF AFORESAID CAPORALETTI; THENCE ALONG LINE OF LAND OF SAID CAPORALETTI, NORTH 18 DEGREES 43 MINUTES 30 SECONDS WEST 96.00 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 48 DEGREES 09 MINUTES 40 SECONDS EAST 212.05 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 15 DEGREES ZERO MINUTES WEST 114.87 FEET TO AN IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 24.817 ACRES OF LAND TOGETHER WITH THE FARMHOUSE AND BARN AND OTHER BUILDINGS AS MORE FULLY SHOWN AS PARCEL #1 ON A DRAFT OF SURVEY MADE BY KEYSTONE SURVEYS, JAMES D. CREASY, P.L.S., DATED DECEMBER 20, 1996, REVISED FEBRUARY 3 1997, INCORPORATED HEREIN AND RECORDED HERewith IN MAP BOOK 7-1162 ON MARCH 7, 1997.

SUBJECT NEVERTHELESS, TO A PRIVATE ACCESS AND 20-FOOT WIDE RIGHT-OF-WAY AS SHOWN ON SAID SURVEY MAP AND AS MORE FULLY DESCRIBED AS TEN FEET LEFT AND RIGHT OF ITS CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN LINE OF PARCEL #1 ABOVE AT THE END OF HEIGHTS ROAD, A PUBLIC STREET IN THE BOROUGH OF BERWICK, SAID POINT BEING NORTH 2 DEGREES 11 MINUTES 40 SECONDS WEST 10.01 FEET FROM AN IRON ROD FOUND ALONGSIDE A RAILROAD SPIKE AT THE NORTHWEST CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS AND RUNNING THENCE PARALLEL WITH AND 10 FEET FROM SAID HEAPS BOUNDARY LINE, NORTH 64 DEGREES 54 MINUTES 10 SECONDS EAST 7.04 FEET TO A POINT;

THENCE BY SAME NORTH 38 DEGREES 54 MINUTES 20 SECONDS EAST 47.90 FEET TO A POINT; THENCE BY SAME NORTH 20 DEGREES 09 MINUTES 20 SECONDS EAST 44.31 FEET TO A POINT; THENCE CONTAINING THROUGH PARCEL #1 THE FOLLOWING COURSES AND DISTANCES:

NORTH 15 DEGREES 53 MINUTES 30 SECONDS EAST 104.26 FEET; THENCE NORTH 6 DEGREES 39 MINUTES 10 SECONDS EAST 66.25 FEET; THENCE NORTH 1 DEGREE 26 MINUTES EAST 40.57 FEET TO A POINT OVER GLEN BROOK; THENCE NORTH ZERO DEGREES 48 MINUTES 50 SECONDS WEST 56.45 FEET; THENCE NORTH 10 DEGREES 14 MINUTES 50 SECONDS EAST 52.55 FEET; THENCE NORTH 16 DEGREES 50 MINUTES 30 SECONDS EAST 217.09 FEET;

THENCE NORTH 22 DEGREES 23 MINUTES EAST 84.58 FEET; THENCE NORTH 33 DEGREES 04 MINUTES 50 SECONDS EAST 67.38 FEET; THENCE NORTH 40 DEGREES 25 MINUTES EAST 57.57 FEET; THENCE NORTH 47 DEGREES 57 MINUTES EAST 144.83 FEET; THENCE NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 81.74 FEET TO A POINT IN LINE OF LAND OF FRANKLIN E. KEPNER JR. AND HIS WIFE TINE KEPNER; THENCE THROUGH LAND OF SAID KEPNER THE FOLLOWING COURSES AND DISTANCES: NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 12.92 FEET; THENCE NORTH 55 DEGREES 09 MINUTES 10 SECONDS EAST 85.06 FEET; THENCE NORTH 56 DEGREES 12 MINUTES 20 SECONDS EAST 100.59 FEET; THENCE NORTH 66 DEGREES 27 MINUTES 30 SECONDS EAST 156.61 FEET; THENCE NORTH 74 DEGREES 29 MINUTES 10 SECONDS EAST 117.72 FEET; THENCE NORTH 79 DEGREES 39 MINUTES 10 SECONDS EAST 92.06 FEET; THENCE NORTH 73 DEGREES 05 MINUTES 50 SECONDS EAST 64.99 FEET; THENCE NORTH 46 DEGREES 07 MINUTES EAST 18.50 FEET; THENCE NORTH 10 DEGREES 48 MINUTES EAST 30.35 FEET; THENCE NORTH 42 DEGREES ZERO MINUTES 10 SECONDS WEST 44.71 FEET; THENCE NORTH 66 DEGREES 01 MINUTE 20 SECONDS WEST 41.99 FEET; THENCE NORTH 69 DEGREES 30 MINUTES WEST 151.69 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 30 SECONDS WEST 268.87 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 30 SECONDS WEST 129.83 FEET; THENCE NORTH 58 DEGREES ZERO MINUTES 10 SECONDS WEST 129.68 FEET; THENCE NORTH 56 DEGREES 47 MINUTES 40 SECONDS WEST 71.60 TO THE END POINT IN THE NORTHERN LINE OF SAID KEPNER LAND AND IN LINE OF LAND AND PRIVATE ROAD OF ANTON S. AND BETH ANN YALCH AT ITS INTERSECTION WITH TOWNSHIP ROUTE 750, A.K.A. BOWER'S LANE, SAID END POINT BEING NORTH 67 DEGREES 30 MINUTES EAST 21.23 FEET FROM AN IRON ROD SET ON SAID NORTHERN LINE OF KEPNER AND IN LINE OF LAND OF ROLAND E. HESS AS SHOWN ON SAID SURVEY MAP ABOVE REFERENCED.

DEED FROM FRANKLIN E. KEPNER, JR. AND TINE KEPNER, HIS WIFE AND MARY ADELAIDE KEPNER COLLINS AND WILLIAM G. COLLINS, HER HUSBAND AND MARTIN T. KEPNER AND M. PATRICIA MCFARLAND, HIS WIFE AS SET FORTH IN DEED BOOK 650, PAGE 615 DATED 03/21/1997 AND RECORDED 03/21/1997, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

PARCEL No. 07-03-009-03

BEING the same premises which Franklin E. Kepner, Jr. and Tine Kepner, his wife, and Mary Adelaide Kepner Collins and William G. Collins, her husband and Martin T. Kepner and M. Patricia McFarland, by Deed dated March 21, 1997 and recorded March 21, 1997 in and for Columbia County, Pennsylvania, in Deed Book Volume 650, Page 615, granted and conveyed unto Gregory Alan Hess and Alexandra L. Hess, his wife (deceased).

Property known as 2240 Heights Road, Berwick, PA, 18603

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,

CIVIL DIVISION

Plaintiff,

NO.: 2006-CV-1830

vs.

GREGORY ALAN HESS; ALEXANDRA L.
HESS, DECEASED;

Defendants.

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

Gregory Alan Hess
2240 Heights Road
Berwick, PA 18603

Certified Article Number

7160 3901 9849 9759 7358

SENDERS RECORD

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Columbia County Sheriff's Office, P.O. Box 380, Bloomsburg, PA 17815 on **April 25, 2007** at **10:30 am** prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description 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 LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

2240 Heights Road, Berwick, PA, 18603

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. 2006-CV-1830

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Gregory Alan Hess and Alexandra L. Hess, his wife (deceased)

A SCHEDULE OF DISTRIBUTION, being a list of the 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 thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, P.O. Box 380, Bloomsburg, PA 17815.

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

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

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

**Lawyer Referral Service of the Columbia
County Bar Association**

**Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375**

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Columbia County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly

inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, P.O. Box 380, Bloomsburg, PA 17815, before presentation of the petition to the Court.

ZUCKER, GOLDBERG & ACKERMAN, LLC

BY: 

Dated: February 15, 2007

Scott A. Dienerick, Esquire; PA I.D. #55650
Kimberly A. Bonner, Esquire; P.A.I.D. #89705
Richard P. Haber, Esquire; P.A.I.D. #202567
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
File No.: XCZ-81707
(908) 233-8500; (908) 233-1390 FAX

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED
AND
VIA PERSONAL SERVICE BY THE SHERIFF OF COLUMBIA CO.**

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

GREGORY ALAN HESS; ALEXANDRA L.
HESS, DECEASED;

Defendants.

Docket No.: 2006-CV-1830

Execution No.:

LEGAL DESCRIPTION

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF BRIAR CREEK, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 650, PAGE 615, ID# 07-03-009-03, BEING KNOWN AND DESIGNATED AS

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, BOUNTY OF COLUMBIA, AND STATATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF LAND HEREAFTER DESCRIBED AT AN IRON ROD SET IN LINE OF LAND OF ANTHONY S. AND KATRINA CAPORALETTI, SAID IRON ROD BEING SOUTH 15 DEGREES ZERO MINUTES EAST 661.84 FEET FROM A STONE FOUND AT THE NORTHWEST CORNER OF THE PARENT TRACT AND PARCEL #3 OF LAND OF GRANTORS HEREIN AND RUNNING THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL #3, NORTH 66 DEGREES 57 MINUTES EAST 789.23 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF PARCEL #2 OF LAND OF GRANTORS HEREIN:

THENCE ALONG LINE OF SAID PARCEL #2, NORTH 66 DEGREES 57 MINUTES EAST 145.80 FEET TO AN IRON ROD SET IN LINE OF LAND SURVEYED FOR FRANKLIN E. KEPNER JR. AND HIS WIFE, TINE KEPNER; THENCE ALONG LINE OF SAID KEPNER AND CROSSING A PRIVATE ROAD AND 20-FOOT RIGHT-OF-WAY, SOUTH 19 DEGREES 10 MINUTES 40 SECONDS EAST 97.06 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 54 DEGREES 52 MINUTES 50 SECONDS EAST 171.58 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 63 DEGREES 21 MINUTES 10 SECONDS EAST 84.21 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 69 DEGREES 20 MINUTES 10 SECONDS EAST 166.79 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 74 DEGREES 45 MINUTES 30 SECONDS EAST 24.68 FEET TO AN IRON ROD SET, A CORNER OF PARCEL #4 OF LAND OF GRANTORS HEREIN; THENCE ALONG LINE OF SAID PARCEL #4 ALONG LINE OF LAND OF MARTIN J. HARMON, PASSING THROUGH AN IRON ROD SET 737.30 FEET HEREFROM, SOUTH 17 DEGREES ZERO MINUTES EAST 822.48 FEET TO AN IRON ROD FOUND ON THE NORTHERN SIDE OF A 15-FOOT

ALLEY; THENCE ALONG SAID ALLEY, SOUTH 71 DEGREES 38 MINUTES 20 SECONDS WEST 543.01 FEET TO AN IRON ROD FOUND; THENCE ALONG THE NORTHERN END OF A 20-FOOT ALLEY OR RIGHT-OF-WAY LEADING TO PEARL STREET AND THE NORTHERN LINE OF PARCEL #5 OF LAND OF GRANTORS HEREIN, SOUTH 86 DEGREES 46 MINUTES WEST 518.81 FEET TO AN IRON ROD SET ON SOUTHEASTERN SIDE OF THE AFORESAID PRIVATE ROAD AND A CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS; THENCE ALONG LINE OF LAND OF SAID HEAPS AND BEING THE SOUTHEASTERN SIDE OF SAID PRIVATE ROAD AND RIGHT-OF-WAY, SOUTH 20 DEGREES 09 MINUTES 20 SECONDS WEST 48.62 FEET TO AN IRON ROD SET; THENCE ALONG SAME SOUTH 38 DEGREES 54 MINUTES 20 SECONDS WEST 51.86 FEET TO A MAG NAIL IN THE MACADAM SKIRT LEADING INTO SAID PRIVATE ROAD; THENCE ALONG SAME SOUTH 64 DEGREES 54 MINUTES 10 SECONDS WEST 9.85 FEET TO AN IRON ROD FOUND WITH A RAILROAD SPIKE IN SAID MACADAM SKIRT, THE NORTHWEST CORNER OF SAID HEAPS AND THE EXTENSION OF THE EASTERN SIDE OF JESSUP STREET; THENCE ALONG THE END OF HEIGHTS ROAD, A STREET IN THE BOROUGH OF BERWICK WHICH LEADS INTO SAID PRIVATE ROAD, NORTH 22 DEGREES 11 MINUTES 40 SECONDS WEST 35.05 FEET TO A POINT ON THE SOUTHERN BANK OF GLEN BROOK, THE NORTHEAST CORNER AND END OF SAID STREET CALLED HEIGHTS ROAD; THENCE ALONG THE NORTHERN SIDE OF SAID HEIGHTS ROAD, SOUTH 64 DEGREES 54 MINUTES 20 SECONDS WEST 266.00 FEET TO A DRILL HOLE IN A CUT-STONE MONUMENT, A CORNER OF LAND OF THOMAS L. AND SHARON E. KOWALCHICK; THENCE ALONG LINE OF LAND OF SAID KOWALCHICK, NORTH 15 DEGREES ZERO MINUTES WEST 429.32 FEET TO AN IRON ROD SET 1.78 FEET WESTERLY OF AN IRON PIN FOUND; THENCE ALONG LINE OF LAND OF SAME SOUTH 65 DEGREES 31 MINUTES 30 SECONDS WEST 185.50 FEET TO AN IRON ROD SET, A CORNER OF LAND OF AFORESAID CAPORALETTI; THENCE ALONG LINE OF LAND OF SAID CAPORALETTI, NORTH 18 DEGREES 43 MINUTES 30 SECONDS WEST 96.00 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 48 DEGREES 09 MINUTES 40 SECONDS EAST 212.05 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 15 DEGREES ZERO MINUTES WEST 114.87 FEET TO AN IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 24.817 ACRES OF LAND TOGETHER WITH THE FARMHOUSE AND BARN AND OTHER BUILDINGS AS MORE FULLY SHOWN AS PARCEL #1 ON A DRAFT OF SURVEY MADE BY KEYSTONE SURVEYS, JAMES D. CREASY, P.L.S., DATED DECEMBER 20, 1996, REVISED FEBRUARY 3 1997, INCORPORATED HEREIN AND RECORDED HERewith IN MAP BOOK 7-1162 ON MARCH 7, 1997.

SUBJECT NEVERTHELESS, TO A PRIVATE ACCESS AND 20-FOOT WIDE RIGHT-OF-WAY AS SHOWN ON SAID SURVEY MAP AND AS MORE FULLY DESCRIBED AS TEN FEET LEFT AND RIGHT OF ITS CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN LINE OF PARCEL #1 ABOVE AT THE END OF HEIGHTS ROAD, A PUBLIC STREET IN THE BOROUGH OF BERWICK, SAID POINT BEING NORTH 2 DEGREES 11 MINUTES 40 SECONDS WEST 10.01 FEET FROM AN IRON ROD FOUND ALONGSIDE A RAILROAD SPIKE AT THE NORTHWEST CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS AND RUNNING THENCE PARALLEL WITH AND 10 FEET FROM SAID HEAPS BOUNDARY LINE, NORTH 64 DEGREES 54 MINUTES 10 SECONDS EAST 7.04 FEET TO A POINT;

THENCE BY SAME NORTH 38 DEGREES 54 MINUTES 20 SECONDS EAST 47.90 FEET TO A POINT; THENCE BY SAME NORTH 20 DEGREES 09 MINUTES 20 SECONDS EAST 44.31 FEET TO A POINT; THENCE CONTAINING THROUGH PARCEL #1 THE FOLLOWING COURSES AND DISTANCES:

NORTH 15 DEGREES 53 MINUTES 30 SECONDS EAST 104.26 FEET; THENCE NORTH 6 DEGREES 39 MINUTES 10 SECONDS EAST 66.25 FEET; THENCE NORTH 1 DEGREE 26 MINUTES EAST 40.57 FEET TO A POINT OVER GLEN BROOK; THENCE NORTH ZERO DEGREES 48 MINUTES 50 SECONDS WEST 56.45 FEET; THENCE NORTH 10 DEGREES 14 MINUTES 50 SECONDS EAST 52.55 FEET; THENCE NORTH 16 DEGREES 50 MINUTES 30 SECONDS EAST 217.09 FEET;

THENCE NORTH 22 DEGREES 23 MINUTES EAST 84.58 FEET; THENCE NORTH 33 DEGREES 04 MINUTES 50 SECONDS EAST 67.38 FEET; THENCE NORTH 40 DEGREES 25 MINUTES EAST 57.57 FEET; THENCE NORTH 47 DEGREES 57 MINUTES EAST 144.83 FEET; THENCE NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 81.74 FEET TO A POINT IN LINE OF LAND OF FRANKLIN E. KEPNER JR. AND HIS WIFE TINE KEPNER; THENCE THROUGH LAND OF SAID KEPNER THE FOLLOWING COURSES AND DISTANCES: NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 12.92 FEET; THENCE NORTH 55 DEGREES 09 MINUTES 10 SECONDS EAST 85.06 FEET; THENCE NORTH 56 DEGREES 12 MINUTES 20 SECONDS EAST 100.59 FEET; THENCE NORTH 66 DEGREES 27 MINUTES 30 SECONDS EAST 156.61 FEET; THENCE NORTH 74 DEGREES 29 MINUTES 10 SECONDS EAST 117.72 FEET; THENCE NORTH 79 DEGREES 39 MINUTES 10 SECONDS EAST 92.06 FEET; THENCE NORTH 73 DEGREES 05 MINUTES 50 SECONDS EAST 64.99 FEET; THENCE NORTH 46 DEGREES 07 MINUTES EAST 18.50 FEET; THENCE NORTH 10 DEGREES 48 MINUTES EAST 30.35 FEET; THENCE NORTH 42 DEGREES ZERO MINUTES 10 SECONDS WEST 44.71 FEET; THENCE NORTH 66 DEGREES 01 MINUTE 20 SECONDS WEST 41.99 FEET; THENCE NORTH 69 DEGREES 30 MINUTES WEST 151.69 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 30 SECONDS WEST 268.87 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 30 SECONDS WEST 129.83 FEET; THENCE NORTH 58 DEGREES ZERO MINUTES 10 SECONDS WEST 129.68 FEET; THENCE NORTH 56 DEGREES 47 MINUTES 40 SECONDS WEST 71.60 TO THE END POINT IN THE NORTHERN LINE OF SAID KEPNER LAND AND IN LINE OF LAND AND PRIVATE ROAD OF ANTON S. AND BETH ANN YALCH AT ITS INTERSECTION WITH TOWNSHIP ROUTE 750, A.K.A. BOWER'S LANE; SAID END POINT BEING NORTH 67 DEGREES 30 MINUTES EAST 21.23 FEET FROM AN IRON ROD SET ON SAID NORTHERN LINE OF KEPNER AND IN LINE OF LAND OF ROLAND E. HESS AS SHOWN ON SAID SURVEY MAP ABOVE REFERENCED.

DEED FROM FRANKLIN E. KEPNER, JR. AND TINE KEPNER, HIS WIFE AND MARY ADELAIDE KEPNER COLLINS AND WILLIAM G. COLLINS, HER HUSBAND AND MARTIN T. KEPNER AND M. PATRICIA MCFARLAND, HIS WIFE AS SET FORTH IN DEED BOOK 650, PAGE 615 DATED 03/21/1997 AND RECORDED 03/21/1997, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

PARCEL No. 07-03-009-03

BEING the same premises which Franklin E. Kepner, Jr. and Tine Kepner, his wife, and Mary Adelaide Kepner Collins and William G. Collins, her husband and Martin T. Kepner and M. Patricia McFarland, by Deed dated March 21, 1997 and recorded March 21, 1997 in and for Columbia County, Pennsylvania, in Deed Book Volume 650, Page 615, granted and conveyed unto Gregory Alan Hess and Alexandra L. Hess, his wife (deceased).

Property known as 2240 Heights Road, Berwick, PA, 18603

Exhibit "A"

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) 784-4300

M&T MORTGAGE CORPORATION

Docket # 29ED2007

VS

MORTGAGE FORECLOSURE

GREGORY ALAN HESS
ALEXANDRA L. HESS, DECEASED

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, FEBRUARY 22, 2007, AT 10:33 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON GREGORY HESS AT 2240 HEIGHTS ROAD, BERWICK BY HANDING TO GREGORY HESS, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, FEBRUARY 23, 2007

Wendy Westover
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Wendy Westover, Notary Public
Bloomsburg, Columbia Co., PA
My Commission Expires November 07, 2008

Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X
P. D'Angelo
P. D'ANGELO
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

M&T MORTGAGE CORP

VS.

GREGORY & ALEXANDRA HESS


WRIT OF EXECUTION #29 OF 2007 ED

POSTING OF PROPERTY

March 20, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GREGORY & ALEXANDRA HESS. AT 2240 HEIGHTS ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS.


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF MARCH 2007



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

7160 3901 98 9759 7365

TO: PNC BANK
2730 Liberty Avenue
Pittsburgh, PA 15222

SENDER: ML**REFERENCE:** 81707

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.39
	Certified Fee	2.40
	Return Receipt Fee	1.85
	Restricted Delivery	0.00
	Total Postage & Fees	4.64

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

WESTFIELD, NJ
MAR 20 2007
USPS - 07090

71 3901 9849 9759 7358

TO: GREGORY ALAN HESS
2240 Heights Road
Berwick, PA 18603

SENDER: ML**REFERENCE:** 81707

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.39
	Certified Fee	2.40
	Return Receipt Fee	1.85
	Restricted Delivery	0.00
	Total Postage & Fees	4.64

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

WESTFIELD, NJ
MAR 20 2007
USPS - 07090

7160 3901 9849 9759 7396

TO: COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

SENDER: ML**REFERENCE:** 81707

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.39
	Certified Fee	2.40
	Return Receipt Fee	1.85
	Restricted Delivery	0.00
	Total Postage & Fees	4.64

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

WESTFIELD, NJ
MAR 20 2007
USPS - 07090

7160 3901 9849 9759 7389

TO: COLUMBIA COUNTY TAX CLAIM BURE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

SENDER: ML**REFERENCE:** 81707

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.39
	Certified Fee	2.40
	Return Receipt Fee	1.85
	Restricted Delivery	0.00
	Total Postage & Fees	4.64

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

WESTFIELD, NJ
MAR 20 2007
USPS - 07090

7160 3901 9849 7 7419

TO: UNKNOWN SPOUSE
2240 Heights Road
Berwick, PA 18603

SENDER: ML**REFERENCE:** 81707

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.39
	Certified Fee	2.40
	Return Receipt Fee	1.85
	Restricted Delivery	0.00
	Total Postage & Fees	4.64

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

MAR 20 2007

USPS - 07090

7160 3901 9849 9759 7037

TO: COLUMBIA COUNTY DOMESTIC
RELATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

SENDER: ML**REFERENCE:** 81707

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.39
	Certified Fee	2.40
	Return Receipt Fee	1.85
	Restricted Delivery	0.00
	Total Postage & Fees	4.64

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

MAR 20 2007

USPS - 07090

7160 3 9849 9759 7402

TO: UNKNOWN TENANT OR TENANTS
2240 Heights Road
Berwick, PA 18603

SENDER: ML**REFERENCE:** 81707

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.39
	Certified Fee	2.40
	Return Receipt Fee	1.85
	Restricted Delivery	0.00
	Total Postage & Fees	4.64

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

MAR 20 2007

USPS - 07090

7160 3901 9849 9759 7020

TO: PA DEPT. OF REVENUE
INHERITANCE TAX DIVISION
Dept. 280601
Harrisburg, PA 17128-0601

SENDER: ML**REFERENCE:** 81707

PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	0.39
	Certified Fee	2.40
	Return Receipt Fee	1.85
	Restricted Delivery	0.00
	Total Postage & Fees	4.64

US Postal Service
**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POSTMARK OR DATE

MAR 20 2007

USPS - 07090

Tax Notice 2007 County & Municipality
BRIARCREEK TWP
MAKE CHECKS PAYABLE TO:

Joan M. Rothery
 122 TWIN CHURCH ROAD
 Berwick PA 18603

HOURS: TUES & THURS: 8PM TO 9PM
WEDNESDAY: 1PM - 4PM & 6PM - 8PM
NOV & DEC: WEDNESDAY HOURS ONLY
PHONE: 570-759-2118

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT REQUESTED

HESS GREGORY A & ALEXANDRA L
 2240 HEIGHTS RD
 BERWICK PA 18603

IF YOU DESIRE A RECEIPT, SEND A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

FOR: COLUMBIA COUNTY				DATE	BILL NO.
				03/01/2007	10877
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	36,014	6.146	216.91	221.34	243.47
SINKING		1.345	47.47	48.44	53.28
FIRE		1	35.29	36.01	39.61
TWP RE		5	176.47	180.07	198.08
The discount & penalty have been calculated for your convenience					
PAY THIS AMOUNT					
ONLY TWP					
Discount	2 %	2 %			
Penalty	10 %	10 %			
PARCEL: 07-03-009-03.000					
2240 HEIGHTS RD					
24.82 Acres					
Land				10,773 C+G	
Buildings				25,241	
Total Assessment				36,014	
If paid on or before				June 30	
If paid on or before				June 30	
If paid after				June 30	
This tax returned to courthouse on:				January 1, 2008	

FILE COPY

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.

M&T MORTGAGE CORP

VS.

GREGORY & ALEXANDRA HESS


WRIT OF EXECUTION #29 OF 2007 ED

POSTING OF PROPERTY

March 20, 2007 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF GREGORY & ALEXANDRA HESS. AT 2240 HEIGHTS ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS.


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 20TH DAY OF MARCH 2007



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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6380

M&T MORTGAGE CORPORATION

Docket # 29ED2007

VS

MORTGAGE FORECLOSURE

**GREGORY ALAN HESS
ALEXANDRA L. HESS, DECEASED**

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, FEBRUARY 22, 2007, AT 10:33 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON GREGORY HESS AT 2240 HEIGHTS ROAD, BERWICK BY HANDING TO GREGORY HESS, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

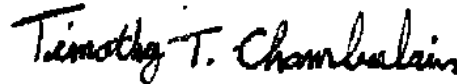
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, FEBRUARY 23, 2007


NOTARY PUBLIC

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

X


TIMOTHY T. CHAMBERLAIN
SHERIFF

X


P. D'ANGELO
DEPUTY SHERIFF



February 23, 2007

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

M & T MORTGAGE CORPORATION

VS.

**GREGORY ALAN HESS
ALEXANDRA L. HESS, DECEASED**

DOCKET # 29ED2007

JD # 1830JD2006

Dear Timothy:

The property located at 2240 Heights Road Berwick, Pa is not currently hooked to public sewer.

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

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/21/2007

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 29ED2007

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT GREGORY ALAN HESS

ALEXANDRA L. HESS, DECEASED

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
GREGORY HESS	MORTGAGE FORECLOSURE
2240 HEIGHTS ROAD	
BERWICK	

SERVED UPON GREGORY HESS

RELATIONSHIP _____ IDENTIFICATION _____

DATE 2-22-07 TIME 10:33 MILEAGE _____ OTHER _____

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

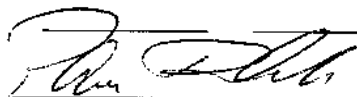
TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY



DATE 2-22-07

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

Article Addressed to:

J.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDEAL BUILDING
1000 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

Article Number
(Transfer from service label)

7005

Domestic Return

PS Form 3811, February 2004

<p>SENDER: COMPLETE THIS SECTION</p> <p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>INTERNAL REVENUE SERVICE TECHNICAL SUPPORT GROUP WILLIAM GREEN FEDERAL BUILDING 600 ARCH STREET ROOM 3259 PHILADELPHIA, PA 19106</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature 29 <input checked="" type="checkbox"/> <i>Faith Alston</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Address</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>Faith Alston</i> <i>2/26</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Air (If PS F)</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>NOT UPPER CAMPUS</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p style="text-align: right;">9371</p>

NOT UPPER CAMPUS

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:

M&T Bank
One M&T Plaza
Buffalo, NY 14240

2. Article Number

(Transfer from service label)

7005 1160 0000 3414 9401

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X GLORIA GILYARD

☐ Agent
☒ Addressee

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:

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

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:

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

2. Article Number

(Transfer from service label)

7005 1160 0000 3414 9340

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Samuel J. Ventura

☒ Addressee

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:

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

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:

Commonwealth of PA
Dept. 280601
Harrisburg, PA 17128

2. Article Number

(Transfer from service label)

7005 1160 0000 3414 9418

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Samuel J. Ventura

☒ Addressee

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:

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

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/21/2007

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 29ED2007

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT GREGORY ALAN HESS

ALEXANDRA L. HESS, DECEASED

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED
JOAN ROTHARY-TAX COLLECTOR
122 TWIN CHURCH ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON

RELATIONSHIP

IDENTIFICATION

DATE 02.22.07

TIME

106/0

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

02-22-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 2/21/2007

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 29ED2007

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT GREGORY ALAN HESS

ALEXANDRA L. HESS, DECEASED

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

PERSON/CORP TO SERVED

BERWICK SEWER

1108 FREAS AVE.

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON KELLY GREGG

RELATIONSHIP Client IDENTIFICATION _____

DATE 02-22-07 TIME 1025 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 02-22-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/21/2007

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 29ED2007

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT GREGORY ALAN HESS

ALEXANDRA L. HESS, DECEASED

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

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

SERVED UPON Leslie Levan

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 2-22-7 TIME 1345 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 2-22-7

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 02/21/2007

Fee: \$5.00

Cert. NO: 3096

HESS GREGORY A & ALEXANDRA L
2240 HEIGHTS RD
BERWICK PA 18603

District: BRIARCREEK TWP
Deed: 0650 -0615
Location: 2240 HEIGHTS RD
Parcel Id: 07 -03 -009-03,000

Assessment: 36,014
Balances as of 02/21/2007

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

NO TAX CLAIM TAXES DUE

By: Timothy T. Chamberlain, Per: dm.
Sheriff

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 2/21/2007

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 29ED2007

PLAINTIFF M&T MORTGAGE CORPORATION

DEFENDANT GREGORY ALAN HESS

ALEXANDRA L. HESS, DECEASED

ATTORNEY FIRM ZUCKER GOLDBERG AND ACKERMAN

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

SERVED UPON DER Miller

RELATIONSHIP clerk IDENTIFICATION _____

DATE 2-21-7 TIME 1510 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 2-21-7

REAL ESTATE OUTLINE

ED # 29.07

DATE RECEIVED 2-21-07
DOCKET AND INDEX 2-21-07

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 1800.00 ✓ CK# 141676
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Apr 29, 07 TIME 10:00
POSTING DATE Mar 20, 07
ADV. DATES FOR NEWSPAPER
1ST WEEK Apr 2
2ND WEEK 1
3RD WEEK Mar 27

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 29 OF 2007 ED AND CIVIL WRIT NO. 1830 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:

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF BRIAR CREEK, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULL Y DESCRIBED IN DEED BOOK 650, PAGE 615, ID# 07-03-009-03, BEING KNOWN AND DESIGNATED AS

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, BOUNTY OF COLUMBIA, AND STATATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF LAND HEREFTER DESCRIBED AT AN IRON ROD SET IN LINE OF LAND OF ANTHONY S. AND KATRINA CAPORALETTI, SAID IRON ROD BEING SOUTH 15 DEGREES ZERO MINUTES EAST 661.84 FEET FROM A STONE FOUND AT THE NORTHWEST CORNER OF THE PARENT TRACT AND PARCEL #3 OF LAND OF GRANTORS HEREIN AND RUNNING THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL #3, NORTH 66 DEGREES 57 MINUTES EAST 789.23 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF PARCEL #2 OF LAND OF GRANTORS HEREIN: THENCE ALONG LINE OF SAID PARCEL #2, NORTH 66 DEGREES 57 MINUTES EAST 145.80 FEET TO AN IRON ROD SET IN LINE OF LAND SURVEYED FOR FRANKLIN E. KEPNER JR. AND HIS WIFE, TINE KEPNER; THENCE ALONG LINE OF SAID KEPNER AND CROSSING A PRIVATE ROAD AND 20-FOOT RIGHT-OF-WAY, SOUTH 19 DEGREES 10 MINUTES 40 SECONDS EAST 97.06 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 54 DEGREES 52 MINUTES 50 SECONDS EAST 171.58 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 63 DEGREES 21 MINUTES 10 SECONDS EAST 84.21 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 69 DEGREES 20 MINUTES 10 SECONDS EAST 166.79 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 74 DEGREES 45 MINUTES 30 SECONDS EAST 24.68 FEET TO AN IRON ROD SET, A CORNER OF PARCEL #4 OF LAND OF GRANTORS HEREIN;

THENCE ALONG LINE OF SAID PARCEL #4 ALONG LINE OF LAND OF MARTIN J. HARMON, PASSING THROUGH AN IRON ROD SET 737.30 FEET HEREFROM, SOUTH 17 DEGREES ZERO MINUTES EAST 822.48 FEET TO AN IRON ROD FOUND ON THE NORTHERN SIDE OF A 15-FOOT ALLEY; THENCE ALONG SAID ALLEY, SOUTH 71 DEGREES 38 MINUTES 20 SECONDS WEST 543.01 FEET TO AN IRON ROD FOUND; THENCE ALONG THE NORTHERN END OF A 20-FOOT ALLEY OR RIGHT-OF-WAY LEADING TO PEARL STREET AND THE NORTHERN LINE OF PARCEL #5 OF LAND OF GRANTORS HEREIN, SOUTH 86 DEGREES 46 MINUTES WEST 518.81 FEET TO AN IRON ROD SET ON SOUTHEASTERN SIDE OF THE AFORESAID PRIVATE ROAD AND A CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS; THENCE ALONG LINE OF LAND OF SAID HEAPS AND BEING THE SOUTHEASTERN SIDE OF SAID PRIVATE ROAD AND RIGHT-OF- WAY, SOUTH 20 DEGREES 09 MINUTES 20 SECONDS WEST 48.62 FEET TO AN IRON ROD SET; THENCE ALONG SAME SOUTH 38 DEGREES 54 MINUTES 20 SECONDS WEST 51.86 FEET TO A MAG NAIL IN THE MACADAM SKIRT LEADING INTO SAID PRIVATE ROAD; THENCE ALONG SAME SOUTH 64 DEGREES 54 MINUTES 10 SECONDS WEST 9.85 FEET TO AN IRON ROD FOUND WITH A RAILROAD SPIKE IN SAID MACADAM SKIRT, THE NORTHWEST CORNER OF SAID HEAPS AND THE EXTENSION OF THE EASTERN SIDE OF JESSUP STREET; THENCE ALONG THE END OF HEIGHTS ROAD, A STREET IN THE BOROUGH OF BERWICK WHICH LEADS INTO SAID PRIVATE ROAD, NORTH 22 DEGREES 11 MINUTES 40 SECONDS WEST 35.05 FEET TO A POINT ON THE SOUTHERN BANK OF GLEN BROOK, THE NORTHEAST CORNER AND END OF SAID STREET CALLED HEIGHTS ROAD; THENCE ALONG THE NORTHERN SIDE OF SAID HEIGHTS ROAD, SOUTH 64 DEGREES 54 MINUTES 20 SECONDS WEST 266.00 FEET TO A DRILL HOLE IN A CUT-STONE MONUMENT, A CORNER OF LAND OF THOMAS L. AND SHARON E. KOWALCHICK; THENCE ALONG LINE OF LAND OF SAID KOWALCHICK, NORTH 15 DEGREES ZERO MINUTES WEST 429.32 FEET TO AN IRON ROD SET 1.78 FEET WESTERLY OF AN IRON PIN FOUND. THENCE ALONG LINE OF LAND OF SAME SOUTH 65 DEGREES 31 MINUTES 30 SECONDS WEST 185.50 FEET TO AN IRON ROD SET, A CORNER OF LAND OF AFORESAID CAPORALETTI; THENCE ALONG LINE OF LAND OF SAID CAPORALETTI, NORTH 18 DEGREES 43 MINUTES 30 SECONDS WEST

96.00 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 48 DEGREES 09 MINUTES 40 SECONDS EAST 212.05 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 15 DEGREES ZERO MINUTES WEST 114.87 FEET TO AN IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 24.817 ACRES OF LAND TOGETHER WITH THE FARMHOUSE AND BARN AND OTHER BUILDINGS AS MORE FULLY SHOWN AS PARCEL #1 ON A DRAFT OF SURVEY MADE BY KEYSTONE SURVEYS, JAMES D. CREASY, P.L.S., DATED DECEMBER 20, 1996, REVISED FEBRUARY 3, 1997, INCORPORATED HEREIN AND RECORDED HERewith IN MAP BOOK 7-1162 ON MARCH 7, 1997. SUBJECT NEVERTHELESS, TO A PRIVATE ACCESS AND 20-FOOT WIDE RIGHT-OF-WAY AS SHOWN ON SAID SURVEY MAP AND AS MORE FULLY DESCRIBED AS TEN FEET LEFT AND RIGHT OF ITS CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN LINE OF PARCEL #1 ABOVE AT THE END OF HEIGHTS ROAD, A PUBLIC STREET IN THE BOROUGH OF BERWICK, SAID POINT BEING NORTH 2 DEGREES 11 MINUTES 40 SECONDS WEST 10.01 FEET FROM AN IRON ROD FOUND ALONGSIDE A RAILROAD SPIKE AT THE NORTHWEST CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS AND RUNNING THENCE PARALLEL WITH AND 10 FEET FROM SAID HEAPS BOUNDARY LINE, NORTH 64 DEGREES 54 MINUTES 10 SECONDS EAST 7.04 FEET TO A POINT;

THENCE BY SAME NORTH 38 DEGREES 54 MINUTES 20 SECONDS EAST 47.90 FEET TO A POINT; THENCE BY SAME NORTH 20 DEGREES 09 MINUTES 20 SECONDS EAST 44.31 FEET TO A POINT; THENCE CONTAINING THROUGH PARCEL #1 THE FOLLOWING COURSES AND DISTANCES:

NORTH 15 DEGREES 53 MINUTES 30 SECONDS EAST 104.26 FEET; THENCE NORTH 6 DEGREES 39 MINUTES 10 SECONDS EAST 66.25 FEET; THENCE NORTH 1 DEGREE 26 MINUTES EAST 40.57 FEET TO A POINT OVER GLEN BROOK; THENCE NORTH ZERO DEGREES 48 MINUTES 50 SECONDS WEST 56.45 FEET; THENCE NORTH 10 DEGREES 14 MINUTES 50 SECONDS EAST 52.55 FEET; THENCE NORTH 16 DEGREES 50 MINUTES 30 SECONDS EAST 217.09 FEET; THENCE NORTH 22 DEGREES 23 MINUTES EAST 84.58 FEET; THENCE NORTH 33 DEGREES 04 MINUTES 50 SECONDS EAST 67.38 FEET; THENCE NORTH 40 DEGREES 25 MINUTES EAST 57.57 FEET; THENCE NORTH 47 DEGREES 57 MINUTES EAST 144.83 FEET; THENCE NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 81.74 FEET TO A POINT IN LINE OF LAND OF FRANKLIN E. KEPNER JR. AND HIS WIFE TINE KEPNER; THENCE THROUGH LAND OF SAID KEPNER THE FOLLOWING COURSES AND DISTANCES: NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 12.92 FEET; THENCE NORTH 55 DEGREES 09 MINUTES 10 SECONDS EAST 85.06 FEET; THENCE NORTH 56 DEGREES 12 MINUTES 20 SECONDS EAST 100.59 FEET; THENCE NORTH 66 DEGREES 27 MINUTES 30 SECONDS EAST 156.61 FEET; THENCE NORTH 74 DEGREES 29 MINUTES 10 SECONDS EAST 117.72 FEET; THENCE NORTH 79 DEGREES 39 MINUTES 10 SECONDS EAST 92.06 FEET; THENCE NORTH 73 DEGREES 05 MINUTES 50 SECONDS EAST 64.99 FEET; THENCE NORTH 46 DEGREES 07 MINUTES EAST 18.50 FEET; THENCE NORTH 10 DEGREES 48 MINUTES EAST 30.35 FEET; THENCE

NORTH 42 DEGREES ZERO MINUTES 10 SECONDS WEST 44.71 FEET; THENCE NORTH 66 DEGREES 01 MINUTE 20 SECONDS WEST 41.99 FEET; THENCE NORTH 69 DEGREES 30 MINUTES WEST 151.69 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 30 SECONDS WEST 268.87 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 30 SECONDS WEST 129.83 FEET; THENCE NORTH 58 DEGREES ZERO MINUTES 10 SECONDS WEST 129.68 FEET; THENCE NORTH 56 DEGREES 47 MINUTES 40 SECONDS WEST 71.60 TO THE END POINT IN THE NORTHERN LINE OF SAID KEPNER LAND AND IN LINE OF LAND AND PRIVATE ROAD OF ANTON S. AND BETH ANN YALCH AT ITS INTERSECTION WITH TOWNSHIP ROUTE 750, A.K.A. BOWER'S LANE, SAID END POINT BEING NORTH 67 DEGREES 30 MINUTES EAST 21.23 FEET FROM AN IRON ROD SET ON SAID NORTHERN LINE OF KEPNER AND IN LINE OF LAND OF ROLAND E. HESS AS SHOWN ON SAID SURVEY MAP ABOVE REFERENCED.

DEED FROM FRANKLIN E. KEPNER, JR. AND TINE KEPNER, HIS WIFE AND MARY ADELAIDE KEPNER COLLINS AND WILLIAM G. COLLINS, HER HUSBAND AND MARTIN T. KEPNER AND M. PATRICIA MCFARLAND, HIS WIFE AS SET FORTH IN DEED BOOK 650, PAGE 615 DATED 03/21/1997 AND RECORDED 03/21/1997, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA PARCEL No. 07-03-009-03

BEING the same premises which Franklin E. Kepner, Jr. and Tine Kepner, his wife, and Mary Adelaide Kepner Collins and William G. Collins, her husband and Martin T. Kepner and M. Patricia McFarland, by Deed dated March 21, 1997 and recorded March 21, 1997 in and for Columbia County, Pennsylvania, in Deed Book Volume 650, Page 615, granted and conveyed unto Gregory Alan Hess and Alexandra L. Hess, his wife (deceased).
Property known as 2240 Heights Road, Berwick, PA, 18603

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
Scott Dietterick
200 Sheffield Street
Mountainside, NJ 07092

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

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 29 OF 2007 ED AND CIVIL WRIT NO. 1830 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:

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF BRIAR CREEK, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULL Y DESCRIBED IN DEED BOOK 650, PAGE 615, ID# 07-03-009-03, BEING KNOWN AND DESIGNATED AS

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, BOUNTY OF COLUMBIA, AND STATATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF LAND HEREFTER DESCRIBED AT AN IRON ROD SET IN LINE OF LAND OF ANTHONY S. AND KATRINA CAPORALETTI, SAID IRON ROD BEING SOUTH 15 DEGREES ZERO MINUTES EAST 661.84 FEET FROM A STONE FOUND AT THE NORTHWEST CORNER OF THE PARENT TRACT AND PARCEL #3 OF LAND OF GRANTORS HEREIN AND RUNNING THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL #3, NORTH 66 DEGREES 57 MINUTES EAST 789.23 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF PARCEL #2 OF LAND OF GRANTORS HEREIN: THENCE ALONG LINE OF SAID PARCEL #2, NORTH 66 DEGREES 57 MINUTES EAST 145.80 FEET TO AN IRON ROD SET IN LINE OF LAND SURVEYED FOR FRANKLIN E. KEPNER JR. AND HIS WIFE, TINE KEPNER; THENCE ALONG LINE OF SAID KEPNER AND CROSSING A PRIVATE ROAD AND 20-FOOT RIGHT-OF-WAY, SOUTH 19 DEGREES 10 MINUTES 40 SECONDS EAST 97.06 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 54 DEGREES 52 MINUTES 50 SECONDS EAST 171.58 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 63 DEGREES 21 MINUTES 10 SECONDS EAST 84.21 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 69 DEGREES 20 MINUTES 10 SECONDS EAST 166.79 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 74 DEGREES 45 MINUTES 30 SECONDS EAST 24.68 FEET TO AN IRON ROD SET, A CORNER OF PARCEL #4 OF LAND OF GRANTORS HEREIN;

THENCE ALONG LINE OF SAID PARCEL #4 ALONG LINE OF LAND OF MARTIN J. HARMON, PASSING THROUGH AN IRON ROD SET 737.30 FEET HEREFROM, SOUTH 17 DEGREES ZERO MINUTES EAST 822.48 FEET TO AN IRON ROD FOUND ON THE NORTHERN SIDE OF A 15-FOOT ALLEY; THENCE ALONG SAID ALLEY, SOUTH 71 DEGREES 38 MINUTES 20 SECONDS WEST 543.01 FEET TO AN IRON ROD FOUND; THENCE ALONG THE NORTHERN END OF A 20-FOOT ALLEY OR RIGHT-OF-WAY LEADING TO PEARL STREET AND THE NORTHERN LINE OF PARCEL #5 OF LAND OF GRANTORS HEREIN, SOUTH 86 DEGREES 46 MINUTES WEST 518.81 FEET TO AN IRON ROD SET ON SOUTHEASTERN SIDE OF THE AFORESAID PRIVATE ROAD AND A CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS; THENCE ALONG LINE OF LAND OF SAID HEAPS AND BEING THE SOUTHEASTERN SIDE OF SAID PRIVATE ROAD AND RIGHT-OF- WAY, SOUTH 20 DEGREES 09 MINUTES 20 SECONDS WEST 48.62 FEET TO AN IRON ROD SET; THENCE ALONG SAME SOUTH 38 DEGREES 54 MINUTES 20 SECONDS WEST 51.86 FEET TO A MAG NAIL IN THE MACADAM SKIRT LEADING INTO SAID PRIVATE ROAD; THENCE ALONG SAME SOUTH 64 DEGREES 54 MINUTES 10 SECONDS WEST 9.85 FEET TO AN IRON ROD FOUND WITH A RAILROAD SPIKE IN SAID MACADAM SKIRT, THE NORTHWEST CORNER OF SAID HEAPS AND THE EXTENSION OF THE EASTERN SIDE OF JESSUP STREET; THENCE ALONG THE END OF HEIGHTS ROAD, A STREET IN THE BOROUGH OF BERWICK WHICH LEADS INTO SAID PRIVATE ROAD, NORTH 22 DEGREES 11 MINUTES 40 SECONDS WEST 35.05 FEET TO A POINT ON THE SOUTHERN BANK OF GLEN BROOK, THE NORTHEAST CORNER AND END OF SAID STREET CALLED HEIGHTS ROAD; THENCE ALONG THE NORTHERN SIDE OF SAID HEIGHTS ROAD, SOUTH 64 DEGREES 54 MINUTES 20 SECONDS WEST 266.00 FEET TO A DRILL HOLE IN A CUT-STONE MONUMENT, A CORNER OF LAND OF THOMAS L. AND SHARON E. KOWALCHICK; THENCE ALONG LINE OF LAND OF SAID KOWALCHICK, NORTH 15 DEGREES ZERO MINUTES WEST 429.32 FEET TO AN IRON ROD SET 1.78 FEET WESTERLY OF AN IRON PIN FOUND. THENCE ALONG LINE OF LAND OF SAME SOUTH 65 DEGREES 31 MINUTES 30 SECONDS WEST 185.50 FEET TO AN IRON ROD SET, A CORNER OF LAND OF AFORESAID CAPORALETTI; THENCE ALONG LINE OF LAND OF SAID CAPORALETTI, NORTH 18 DEGREES 43 MINUTES 30 SECONDS WEST

96.00 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 48 DEGREES 09 MINUTES 40 SECONDS EAST 212.05 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 15 DEGREES ZERO MINUTES WEST 114.87 FEET TO AN IRON ROD, THE PLACE OF BEGINNING. CONTAINING 24.817 ACRES OF LAND TOGETHER WITH THE FARMHOUSE AND BARN AND OTHER BUILDINGS AS MORE FULLY SHOWN AS PARCEL #1 ON A DRAFT OF SURVEY MADE BY KEYSTONE SURVEYS, JAMES D. CREASY, P.L.S., DATED DECEMBER 20, 1996, REVISED FEBRUARY 3, 1997, INCORPORATED HEREIN AND RECORDED HERewith IN MAP BOOK 7-1162 ON MARCH 7, 1997. SUBJECT NEVERTHELESS, TO A PRIVATE ACCESS AND 20-FOOT WIDE RIGHT-OF-WAY AS SHOWN ON SAID SURVEY MAP AND AS MORE FULLY DESCRIBED AS TEN FEET LEFT AND RIGHT OF ITS CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN LINE OF PARCEL #1 ABOVE AT THE END OF HEIGHTS ROAD, A PUBLIC STREET IN THE BOROUGH OF BERWICK, SAID POINT BEING NORTH 2 DEGREES 11 MINUTES 40 SECONDS WEST 10.01 FEET FROM AN IRON ROD FOUND ALONGSIDE A RAILROAD SPIKE AT THE NORTHWEST CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS AND RUNNING THENCE PARALLEL WITH AND 10 FEET FROM SAID HEAPS BOUNDARY LINE, NORTH 64 DEGREES 54 MINUTES 10 SECONDS EAST 7.04 FEET TO A POINT;

THENCE BY SAME NORTH 38 DEGREES 54 MINUTES 20 SECONDS EAST 47.90 FEET TO A POINT; THENCE BY SAME NORTH 20 DEGREES 09 MINUTES 20 SECONDS EAST 44.31 FEET TO A POINT; THENCE CONTAINING THROUGH PARCEL #1 THE FOLLOWING COURSES AND DISTANCES:

NORTH 15 DEGREES 53 MINUTES 30 SECONDS EAST 104.26 FEET; THENCE NORTH 6 DEGREES 39 MINUTES 10 SECONDS EAST 66.25 FEET; THENCE NORTH 1 DEGREE 26 MINUTES EAST 40.57 FEET TO A POINT OVER GLEN BROOK; THENCE NORTH ZERO DEGREES 48 MINUTES 50 SECONDS WEST 56.45 FEET; THENCE NORTH 10 DEGREES 14 MINUTES 50 SECONDS EAST 52.55 FEET; THENCE NORTH 16 DEGREES 50 MINUTES 30 SECONDS EAST 217.09 FEET; THENCE NORTH 22 DEGREES 23 MINUTES EAST 84.58 FEET; THENCE NORTH 33 DEGREES 04 MINUTES 50 SECONDS EAST 67.38 FEET; THENCE NORTH 40 DEGREES 25 MINUTES EAST 57.57 FEET; THENCE NORTH 47 DEGREES 57 MINUTES EAST 144.83 FEET; THENCE NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 81.74 FEET TO A POINT IN LINE OF LAND OF FRANKLIN E. KEPNER JR. AND HIS WIFE TINE KEPNER; THENCE THROUGH LAND OF SAID KEPNER THE FOLLOWING COURSES AND DISTANCES: NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 12.92 FEET; THENCE NORTH 55 DEGREES 09 MINUTES 10 SECONDS EAST 85.06 FEET; THENCE NORTH 56 DEGREES 12 MINUTES 20 SECONDS EAST 100.59 FEET; THENCE NORTH 66 DEGREES 27 MINUTES 30 SECONDS EAST 156.61 FEET; THENCE NORTH 74 DEGREES 29 MINUTES 10 SECONDS EAST 117.72 FEET; THENCE NORTH 79 DEGREES 39 MINUTES 10 SECONDS EAST 92.06 FEET; THENCE NORTH 73 DEGREES 05 MINUTES 50 SECONDS EAST 64.99 FEET; THENCE NORTH 46 DEGREES 07 MINUTES EAST 18.50 FEET; THENCE NORTH 10 DEGREES 48 MINUTES EAST 30.35 FEET; THENCE

NORTH 42 DEGREES ZERO MINUTES 10 SECONDS WEST 44.71 FEET; THENCE NORTH 66 DEGREES 01 MINUTE 20 SECONDS WEST 41.99 FEET; THENCE NORTH 69 DEGREES 30 MINUTES WEST 151.69 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 30 SECONDS WEST 268.87 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 30 SECONDS WEST 129.83 FEET; THENCE NORTH 58 DEGREES ZERO MINUTES 10 SECONDS WEST 129.68 FEET; THENCE NORTH 56 DEGREES 47 MINUTES 40 SECONDS WEST 71.60 TO THE END POINT IN THE NORTHERN LINE OF SAID KEPNER LAND AND IN LINE OF LAND AND PRIVATE ROAD OF ANTON S. AND BETH ANN YALCH AT ITS INTERSECTION WITH TOWNSHIP ROUTE 750, A.K.A. BOWER'S LANE, SAID END POINT BEING NORTH 67 DEGREES 30 MINUTES EAST 21.23 FEET FROM AN IRON ROD SET ON SAID NORTHERN LINE OF KEPNER AND IN LINE OF LAND OF ROLAND E. HESS AS SHOWN ON SAID SURVEY MAP ABOVE REFERENCED.

DEED FROM FRANKLIN E. KEPNER, JR. AND TINE KEPNER, HIS WIFE AND MARY ADELAIDE KEPNER COLLINS AND WILLIAM G. COLLINS, HER HUSBAND AND MARTIN T. KEPNER AND M. PATRICIA MCFARLAND, HIS WIFE AS SET FORTH IN DEED BOOK 650, PAGE 615 DATED 03/21/1997 AND RECORDED 03/21/1997, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA PARCEL No. 07-03-009-03

BEING the same premises which Franklin E. Kepner, Jr. and Tine Kepner, his wife, and Mary Adelaide Kepner Collins and William G. Collins, her husband and Martin T. Kepner and M. Patricia McFarland, by Deed dated March 21, 1997 and recorded March 21, 1997 in and for Columbia County, Pennsylvania, in Deed Book Volume 650, Page 615, granted and conveyed unto Gregory Alan Hess and Alexandra L. Hess, his wife (deceased). Property known as 2240 Heights Road, Berwick, PA, 18603

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
Scott Dietterick
200 Sheffield Street
Mountainside, NJ 07092

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

SHERIFF'S SALE

WEDNESDAY APRIL 25, 2007 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 29 OF 2007 ED AND CIVIL WRIT NO. 1830 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:

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF BRIAR CREEK, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULL Y DESCRIBED IN DEED BOOK 650, PAGE 615, ID# 07-03-009-03, BEING KNOWN AND DESIGNATED AS

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, BOUNTY OF COLUMBIA, AND STATATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF LAND HEREFTER DESCRIBED AT AN IRON ROD SET IN LINE OF LAND OF ANTHONY S. AND KATRINA CAPORALETTI, SAID IRON ROD BEING SOUTH 15 DEGREES ZERO MINUTES EAST 661.84 FEET FROM A STONE FOUND AT THE NORTHWEST CORNER OF THE PARENT TRACT AND PARCEL #3 OF LAND OF GRANTORS HEREIN AND RUNNING THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL #3, NORTH 66 DEGREES 57 MINUTES EAST 789.23 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF PARCEL #2 OF LAND OF GRANTORS HEREIN: THENCE ALONG LINE OF SAID PARCEL #2, NORTH 66 DEGREES 57 MINUTES EAST 145.80 FEET TO AN IRON ROD SET IN LINE OF LAND SURVEYED FOR FRANKLIN E. KEPNER JR. AND HIS WIFE, TINE KEPNER; THENCE ALONG LINE OF SAID KEPNER AND CROSSING A PRIVATE ROAD AND 20-FOOT RIGHT-OF-WAY, SOUTH 19 DEGREES 10 MINUTES 40 SECONDS EAST 97.06 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 54 DEGREES 52 MINUTES 50 SECONDS EAST 171.58 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 63 DEGREES 21 MINUTES 10 SECONDS EAST 84.21 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 69 DEGREES 20 MINUTES 10 SECONDS EAST 166.79 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 74 DEGREES 45 MINUTES 30 SECONDS EAST 24.68 FEET TO AN IRON ROD SET, A CORNER OF PARCEL #4 OF LAND OF GRANTORS HEREIN;

THENCE ALONG LINE OF SAID PARCEL #4 ALONG LINE OF LAND OF MARTIN J. HARMON, PASSING THROUGH AN IRON ROD SET 737.30 FEET HEREFROM, SOUTH 17 DEGREES ZERO MINUTES EAST 822.48 FEET TO AN IRON ROD FOUND ON THE NORTHERN SIDE OF A 15-FOOT ALLEY; THENCE ALONG SAID ALLEY, SOUTH 71 DEGREES 38 MINUTES 20 SECONDS WEST 543.01 FEET TO AN IRON ROD FOUND; THENCE ALONG THE NORTHERN END OF A 20-FOOT ALLEY OR RIGHT-OF-WAY LEADING TO PEARL STREET AND THE NORTHERN LINE OF PARCEL #5 OF LAND OF GRANTORS HEREIN, SOUTH 86 DEGREES 46 MINUTES WEST 518.81 FEET TO AN IRON ROD SET ON SOUTHEASTERN SIDE OF THE AFORESAID PRIVATE ROAD AND A CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS; THENCE ALONG LINE OF LAND OF SAID HEAPS AND BEING THE SOUTHEASTERN SIDE OF SAID PRIVATE ROAD AND RIGHT-OF- WAY, SOUTH 20 DEGREES 09 MINUTES 20 SECONDS WEST 48.62 FEET TO AN IRON ROD SET; THENCE ALONG SAME SOUTH 38 DEGREES 54 MINUTES 20 SECONDS WEST 51.86 FEET TO A MAG NAIL IN THE MACADAM SKIRT LEADING INTO SAID PRIVATE ROAD; THENCE ALONG SAME SOUTH 64 DEGREES 54 MINUTES 10 SECONDS WEST 9.85 FEET TO AN IRON ROD FOUND WITH A RAILROAD SPIKE IN SAID MACADAM SKIRT, THE NORTHWEST CORNER OF SAID HEAPS AND THE EXTENSION OF THE EASTERN SIDE OF JESSUP STREET; THENCE ALONG THE END OF HEIGHTS ROAD, A STREET IN THE BOROUGH OF BERWICK WHICH LEADS INTO SAID PRIVATE ROAD, NORTH 22 DEGREES 11 MINUTES 40 SECONDS WEST 35.05 FEET TO A POINT ON THE SOUTHERN BANK OF GLEN BROOK, THE NORTHEAST CORNER AND END OF SAID STREET CALLED HEIGHTS ROAD; THENCE ALONG THE NORTHERN SIDE OF SAID HEIGHTS ROAD, SOUTH 64 DEGREES 54 MINUTES 20 SECONDS WEST 266.00 FEET TO A DRILL HOLE IN A CUT-STONE MONUMENT, A CORNER OF LAND OF THOMAS L. AND SHARON E. KOWALCHICK; THENCE ALONG LINE OF LAND OF SAID KOWALCHICK, NORTH 15 DEGREES ZERO MINUTES WEST 429.32 FEET TO AN IRON ROD SET 1.78 FEET WESTERLY OF AN IRON PIN FOUND. THENCE ALONG LINE OF LAND OF SAME SOUTH 65 DEGREES 31 MINUTES 30 SECONDS WEST 185.50 FEET TO AN IRON ROD SET, A CORNER OF LAND OF AFORESAID CAPORALETTI; THENCE ALONG LINE OF LAND OF SAID CAPORALETTI, NORTH 18 DEGREES 43 MINUTES 30 SECONDS WEST

96.00 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 48 DEGREES 09 MINUTES 40 SECONDS EAST 212.05 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 15 DEGREES ZERO MINUTES WEST 114.87 FEET TO AN IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 24.817 ACRES OF LAND TOGETHER WITH THE FARMHOUSE AND BARN AND OTHER BUILDINGS AS MORE FULLY SHOWN AS PARCEL #1 ON A DRAFT OF SURVEY MADE BY KEYSTONE SURVEYS, JAMES D. CREASY, P.L.S., DATED DECEMBER 20, 1996, REVISED FEBRUARY 3, 1997, INCORPORATED HEREIN AND RECORDED HERewith IN MAP BOOK 7-1162 ON MARCH 7, 1997. SUBJECT NEVERTHELESS, TO A PRIVATE ACCESS AND 20-FOOT WIDE RIGHT-OF-WAY AS SHOWN ON SAID SURVEY MAP AND AS MORE FULLY DESCRIBED AS TEN FEET LEFT AND RIGHT OF ITS CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN LINE OF PARCEL #1 ABOVE AT THE END OF HEIGHTS ROAD, A PUBLIC STREET IN THE BOROUGH OF BERWICK, SAID POINT BEING NORTH 2 DEGREES 11 MINUTES 40 SECONDS WEST 10.01 FEET FROM AN IRON ROD FOUND ALONGSIDE A RAILROAD SPIKE AT THE NORTHWEST CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS AND RUNNING THENCE PARALLEL WITH AND 10 FEET FROM SAID HEAPS BOUNDARY LINE, NORTH 64 DEGREES 54 MINUTES 10 SECONDS EAST 7.04 FEET TO A POINT;

THENCE BY SAME NORTH 38 DEGREES 54 MINUTES 20 SECONDS EAST 47.90 FEET TO A POINT; THENCE BY SAME NORTH 20 DEGREES 09 MINUTES 20 SECONDS EAST 44.31 FEET TO A POINT; THENCE CONTAINING THROUGH PARCEL #1 THE FOLLOWING COURSES AND DISTANCES:

NORTH 15 DEGREES 53 MINUTES 30 SECONDS EAST 104.26 FEET; THENCE NORTH 6 DEGREES 39 MINUTES 10 SECONDS EAST 66.25 FEET; THENCE NORTH 1 DEGREE 26 MINUTES EAST 40.57 FEET TO A POINT OVER GLEN BROOK; THENCE NORTH ZERO DEGREES 48 MINUTES 50 SECONDS WEST 56.45 FEET; THENCE NORTH 10 DEGREES 14 MINUTES 50 SECONDS EAST 52.55 FEET; THENCE NORTH 16 DEGREES 50 MINUTES 30 SECONDS EAST 217.09 FEET; THENCE NORTH 22 DEGREES 23 MINUTES EAST 84.58 FEET; THENCE NORTH 33 DEGREES 04 MINUTES 50 SECONDS EAST 67.38 FEET; THENCE NORTH 40 DEGREES 25 MINUTES EAST 57.57 FEET; THENCE NORTH 47 DEGREES 57 MINUTES EAST 144.83 FEET; THENCE NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 81.74 FEET TO A POINT IN LINE OF LAND OF FRANKLIN E. KEPNER JR. AND HIS WIFE TINE KEPNER; THENCE THROUGH LAND OF SAID KEPNER THE FOLLOWING COURSES AND DISTANCES: NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 12.92 FEET; THENCE NORTH 55 DEGREES 09 MINUTES 10 SECONDS EAST 85.06 FEET; THENCE NORTH 56 DEGREES 12 MINUTES 20 SECONDS EAST 100.59 FEET; THENCE NORTH 66 DEGREES 27 MINUTES 30 SECONDS EAST 156.61 FEET; THENCE NORTH 74 DEGREES 29 MINUTES 10 SECONDS EAST 117.72 FEET; THENCE NORTH 79 DEGREES 39 MINUTES 10 SECONDS EAST 92.06 FEET; THENCE NORTH 73 DEGREES 05 MINUTES 50 SECONDS EAST 64.99 FEET; THENCE NORTH 46 DEGREES 07 MINUTES EAST 18.50 FEET; THENCE NORTH 10 DEGREES 48 MINUTES EAST 30.35 FEET; THENCE

NORTH 42 DEGREES ZERO MINUTES 10 SECONDS WEST 44.71 FEET; THENCE NORTH 66 DEGREES 01 MINUTE 20 SECONDS WEST 41.99 FEET; THENCE NORTH 69 DEGREES 30 MINUTES WEST 151.69 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 30 SECONDS WEST 268.87 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 30 SECONDS WEST 129.83 FEET; THENCE NORTH 58 DEGREES ZERO MINUTES 10 SECONDS WEST 129.68 FEET; THENCE NORTH 56 DEGREES 47 MINUTES 40 SECONDS WEST 71.60 TO THE END POINT IN THE NORTHERN LINE OF SAID KEPNER LAND AND IN LINE OF LAND AND PRIVATE ROAD OF ANTON S. AND BETH ANN YALCH AT ITS INTERSECTION WITH TOWNSHIP ROUTE 750, A.K.A. BOWER'S LANE, SAID END POINT BEING NORTH 67 DEGREES 30 MINUTES EAST 21.23 FEET FROM AN IRON ROD SET ON SAID NORTHERN LINE OF KEPNER AND IN LINE OF LAND OF ROLAND E. HESS AS SHOWN ON SAID SURVEY MAP ABOVE REFERENCED.

DEED FROM FRANKLIN E. KEPNER, JR. AND TINE KEPNER, HIS WIFE AND MARY ADELAIDE KEPNER COLLINS AND WILLIAM G. COLLINS, HER HUSBAND AND MARTIN T. KEPNER AND M. PATRICIA MCFARLAND, HIS WIFE AS SET FORTH IN DEED BOOK 650, PAGE 615 DATED 03/21/1997 AND RECORDED 03/21/1997, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA PARCEL No. 07-03-009-03

BEING the same premises which Franklin E. Kepner, Jr. and Tine Kepner, his wife, and Mary Adelaide Kepner Collins and William G. Collins, her husband and Martin T. Kepner and M. Patricia McFarland, by Deed dated March 21, 1997 and recorded March 21, 1997 in and for Columbia County, Pennsylvania, in Deed Book Volume 650, Page 615, granted and conveyed unto Gregory Alan Hess and Alexandra L. Hess, his wife (deceased).
Property known as 2240 Heights Road, Berwick, PA, 18603

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
Scott Dietterick
200 Sheffield Street
Mountainside, NJ 07092

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

SHERIFF'S INSTRUCTION

TO: Sheriff of Columbia County, Pennsylvania
DOCKET NO: 2006-CV-1830

PLAINTIFF: M&T Mortgage Corporation

DEFENDANT(S): Gregory Alan Hess

TYPE OF WRIT
OR COMPLAINT: **WRIT OF EXECUTION (MORTGAGE FORECLOSURE)**

SERVE AT: 2240 Heights Road, Berwick, PA, 18603

Sir: Please serve Defendant, Gregory Alan Hess, OR an adult member of the family with whom he resides, OR an adult individual in charge of the residence with a true and correct copy of the Notice of Sheriff Sale. Should you have any questions please contact Marie Lindner of our office at 908-233-8500.

Date of Service: _____ Time: _____

Served Upon (If someone
other than Defendant): _____

Address (if different
than as stated above):

Columbia County Sheriff's Office:

Name: _____
Title: _____

Date: _____

PLEASE RETURN SERVICE TO THE FOLLOWING ADDRESS IN THE SELF-ADDRESSED, STAMPED ENVELOPE:

Zucker, Goldberg & Ackerman, LLC
ATTN: Scott A. Dietterick, Esq.
200 Sheffield Street, Suite 301
Mountainside, NJ 07092

Dated: February 15, 2007

Zucker, Goldberg & Ackerman, LLC

By: Scott A. Dietterick

Scott A. Dietterick, Esquire
Attorneys for Plaintiff
200 Sheffield Street, Suite 301
Mountainside, NJ 07092
(908) 233-8500

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

GREGORY ALAN HESS; ALEXANDRA L.
HESS, DECEASED

Defendants.

Docket No.: 2006-CV-1830

Execution No.: *2007-ED-29*

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:

See Exhibit "A" attached.

Amount Due	\$ 99,620.18
Interest from 2/15/07 to date of sale	\$ 1,812.50
Total	\$101,432.68 plus costs to be added

Prothonotary:

By: *Jami B. Kline*
Clerk

Date: *Feb. 21, 2007*

**Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008**

Costs
Complaint \$90.50 paid
Judgment \$14.00 paid
Web \$23.00 paid
Satisfy \$ 7.00

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

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

GREGORY ALAN HESS; ALEXANDRA L.
HESS, DECEASED;

Defendants.

Docket No.: 2006-CV-1830

Execution No.:

LEGAL DESCRIPTION

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF BRIAR CREEK, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 650, PAGE 615, ID# 07-03-009-03, BEING KNOWN AND DESIGNATED AS

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, BOUNTY OF COLUMBIA, AND STATATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF LAND HEREAFTER DESCRIBED AT AN IRON ROD SET IN LINE OF LAND OF ANTHONY S. AND KATRINA CAPORALETTI, SAID IRON ROD BEING SOUTH 15 DEGREES ZERO MINUTES EAST 661.84 FEET FROM A STONE FOUND AT THE NORTHWEST CORNER OF THE PARENT TRACT AND PARCEL #3 OF LAND OF GRANTORS HEREIN AND RUNNING THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL #3, NORTH 66 DEGREES 57 MINUTES EAST 789.23 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF PARCEL #2 OF LAND OF GRANTORS HEREIN:

THENCE ALONG LINE OF SAID PARCEL #2, NORTH 66 DEGREES 57 MINUTES EAST 145.80 FEET TO AN IRON ROD SET IN LINE OF LAND SURVEYED FOR FRANKLIN E. KEPNER JR. AND HIS WIFE, TINE KEPNER; THENCE ALONG LINE OF SAID KEPNER AND CROSSING A PRIVATE ROAD AND 20-FOOT RIGHT-OF-WAY, SOUTH 19 DEGREES 10 MINUTES 40 SECONDS EAST 97.06 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 54 DEGREES 52 MINUTES 50 SECONDS EAST 171.58 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 63 DEGREES 21 MINUTES 10 SECONDS EAST 84.21 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 69 DEGREES 20 MINUTES 10 SECONDS EAST 166.79 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 74 DEGREES 45 MINUTES 30 SECONDS EAST 24.68 FEET TO AN IRON ROD SET, A CORNER OF PARCEL #4 OF LAND OF GRANTORS HEREIN; THENCE ALONG LINE OF SAID PARCEL #4 ALONG LINE OF LAND OF MARTIN J. HARMON, PASSING THROUGH AN IRON ROD SET 737.30 FEET HEREFROM, SOUTH 17 DEGREES ZERO MINUTES EAST 822.48 FEET TO AN IRON ROD FOUND ON THE NORTHERN SIDE OF A 15-FOOT

ALLEY; THENCE ALONG SAID ALLEY, SOUTH 71 DEGREES 38 MINUTES 20 SECONDS WEST 543.01 FEET TO AN IRON ROD FOUND; THENCE ALONG THE NORTHERN END OF A 20-FOOT ALLEY OR RIGHT-OF-WAY LEADING TO PEARL STREET AND THE NORTHERN LINE OF PARCEL #5 OF LAND OF GRANTORS HEREIN, SOUTH 86 DEGREES 46 MINUTES WEST 518.81 FEET TO AN IRON ROD SET ON SOUTHEASTERN SIDE OF THE AFORESAID PRIVATE ROAD AND A CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS; THENCE ALONG LINE OF LAND OF SAID HEAPS AND BEING THE SOUTHEASTERN SIDE OF SAID PRIVATE ROAD AND RIGHT-OF-WAY, SOUTH 20 DEGREES 09 MINUTES 20 SECONDS WEST 48.62 FEET TO AN IRON ROD SET; THENCE ALONG SAME SOUTH 38 DEGREES 54 MINUTES 20 SECONDS WEST 51.86 FEET TO A MAG NAIL IN THE MACADAM SKIRT LEADING INTO SAID PRIVATE ROAD; THENCE ALONG SAME SOUTH 64 DEGREES 54 MINUTES 10 SECONDS WEST 9.85 FEET TO AN IRON ROD FOUND WITH A RAILROAD SPIKE IN SAID MACADAM SKIRT, THE NORTHWEST CORNER OF SAID HEAPS AND THE EXTENSION OF THE EASTERN SIDE OF JESSUP STREET; THENCE ALONG THE END OF HEIGHTS ROAD, A STREET IN THE BOROUGH OF BERWICK WHICH LEADS INTO SAID PRIVATE ROAD, NORTH 22 DEGREES 11 MINUTES 40 SECONDS WEST 35.05 FEET TO A POINT ON THE SOUTHERN BANK OF GLEN BROOK, THE NORTHEAST CORNER AND END OF SAID STREET CALLED HEIGHTS ROAD; THENCE ALONG THE NORTHERN SIDE OF SAID HEIGHTS ROAD, SOUTH 64 DEGREES 54 MINUTES 20 SECONDS WEST 266.00 FEET TO A DRILL HOLE IN A CUT-STONE MONUMENT, A CORNER OF LAND OF THOMAS L. AND SHARON E. KOWALCHICK; THENCE ALONG LINE OF LAND OF SAID KOWALCHICK, NORTH 15 DEGREES ZERO MINUTES WEST 429.32 FEET TO AN IRON ROD SET 1.78 FEET WESTERLY OF AN IRON PIN FOUND; THENCE ALONG LINE OF LAND OF SAME SOUTH 65 DEGREES 31 MINUTES 30 SECONDS WEST 185.50 FEET TO AN IRON ROD SET, A CORNER OF LAND OF AFORESAID CAPORALETTI; THENCE ALONG LINE OF LAND OF SAID CAPORALETTI, NORTH 18 DEGREES 43 MINUTES 30 SECONDS WEST 96.00 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 48 DEGREES 09 MINUTES 40 SECONDS EAST 212.05 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 15 DEGREES ZERO MINUTES WEST 114.87 FEET TO AN IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 24.817 ACRES OF LAND TOGETHER WITH THE FARMHOUSE AND BARN AND OTHER BUILDINGS AS MORE FULLY SHOWN AS PARCEL #1 ON A DRAFT OF SURVEY MADE BY KEYSTONE SURVEYS, JAMES D. CREASY, P.L.S., DATED DECEMBER 20, 1996, REVISED FEBRUARY 3 1997, INCORPORATED HEREIN AND RECORDED HERewith IN MAP BOOK 7-1162 ON MARCH 7, 1997.

SUBJECT NEVERTHELESS, TO A PRIVATE ACCESS AND 20-FOOT WIDE RIGHT-OF-WAY AS SHOWN ON SAID SURVEY MAP AND AS MORE FULLY DESCRIBED AS TEN FEET LEFT AND RIGHT OF ITS CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN LINE OF PARCEL #1 ABOVE AT THE END OF HEIGHTS ROAD, A PUBLIC STREET IN THE BOROUGH OF BERWICK, SAID POINT BEING NORTH 2 DEGREES 11 MINUTES 40 SECONDS WEST 10.01 FEET FROM AN IRON ROD FOUND ALONGSIDE A RAILROAD SPIKE AT THE NORTHWEST CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS AND RUNNING THENCE PARALLEL WITH AND 10 FEET FROM SAID HEAPS BOUNDARY LINE, NORTH 64 DEGREES 54 MINUTES 10 SECONDS EAST 7.04 FEET TO A POINT;

THENCE BY SAME NORTH 38 DEGREES 54 MINUTES 20 SECONDS EAST 47.90 FEET TO A POINT; THENCE BY SAME NORTH 20 DEGREES 09 MINUTES 20 SECONDS EAST 44.31 FEET TO A POINT; THENCE CONTAINING THROUGH PARCEL #1 THE FOLLOWING COURSES AND DISTANCES:

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DEED FROM FRANKLIN E. KEPNER, JR. AND TINE KEPNER, HIS WIFE AND MARY ADELAIDE KEPNER COLLINS AND WILLIAM G. COLLINS, HER HUSBAND AND MARTIN T. KEPNER AND M. PATRICIA MCFARLAND, HIS WIFE AS SET FORTH IN DEED BOOK 650, PAGE 615 DATED 03/21/1997 AND RECORDED 03/21/1997, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

PARCEL No. 07-03-009-03

BEING the same premises which Franklin E. Kepner, Jr. and Tine Kepner, his wife, and Mary Adelaide Kepner Collins and William G. Collins, her husband and Martin T. Kepner and M. Patricia McFarland, by Deed dated March 21, 1997 and recorded March 21, 1997 in and for Columbia County, Pennsylvania, in Deed Book Volume 650, Page 615, granted and conveyed unto Gregory Alan Hess and Alexandra L. Hess, his wife (deceased).

Property known as 2240 Heights Road, Berwick, PA, 18603

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

M&T MORTGAGE CORPORATION,

Plaintiff,

VS.

GREGORY ALAN HESS; ALEXANDRA L.
HESS, DECEASED

Defendants.

Docket No.: 2006-CV-1830

Execution No.: 2007-ED-29

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:

See Exhibit "A" attached.

Amount Due	\$ 99,620.18
Interest from 2/15/07 to date of sale	\$ 1,812.50
Total	\$101,432.68 plus costs to be added

Prothonotary:

By: Jamie B. Kerner
Clerk

Date: Feb. 21, 2007

Proth. & Clk. Of Sev. Courts
My Com. Ex. 1st Mon. Jan 2008

Costs

<i>Complaint</i>	<i>\$ 90.50 paid</i>
<i>Judgment</i>	<i>\$ 14.00 paid</i>
<i>Writ</i>	<i>\$ 23.00 paid</i>
<i>Satisfy</i>	<i>\$ 7.00</i>

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

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

GREGORY ALAN HESS; ALEXANDRA L.
HESS, DECEASED;

Defendants.

Docket No.: 2006-CV-1830

Execution No.:

LEGAL DESCRIPTION

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF BRIAR CREEK, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 650, PAGE 615, ID# 07-03-009-03, BEING KNOWN AND DESIGNATED AS

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, BOUNTY OF COLUMBIA, AND STATATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF LAND HEREAFTER DESCRIBED AT AN IRON ROD SET IN LINE OF LAND OF ANTHONY S. AND KATRINA CAPORALETTI, SAID IRON ROD BEING SOUTH 15 DEGREES ZERO MINUTES EAST 661.84 FEET FROM A STONE FOUND AT THE NORTHWEST CORNER OF THE PARENT TRACT AND PARCEL #3 OF LAND OF GRANTORS HEREIN AND RUNNING THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL #3, NORTH 66 DEGREES 57 MINUTES EAST 789.23 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF PARCEL #2 OF LAND OF GRANTORS HEREIN;

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ALLEY; THENCE ALONG SAID ALLEY, SOUTH 71 DEGREES 38 MINUTES 20 SECONDS WEST 543.01 FEET TO AN IRON ROD FOUND; THENCE ALONG THE NORTHERN END OF A 20-FOOT ALLEY OR RIGHT-OF-WAY LEADING TO PEARL STREET AND THE NORTHERN LINE OF PARCEL #5 OF LAND OF GRANTORS HEREIN, SOUTH 86 DEGREES 46 MINUTES WEST 518.81 FEET TO AN IRON ROD SET ON SOUTHEASTERN SIDE OF THE AFORESAID PRIVATE ROAD AND A CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS; THENCE ALONG LINE OF LAND OF SAID HEAPS AND BEING THE SOUTHEASTERN SIDE OF SAID PRIVATE ROAD AND RIGHT-OF-WAY, SOUTH 20 DEGREES 09 MINUTES 20 SECONDS WEST 48.62 FEET TO AN IRON ROD SET; THENCE ALONG SAME SOUTH 38 DEGREES 54 MINUTES 20 SECONDS WEST 51.86 FEET TO A MAG NAIL IN THE MACADAM SKIRT LEADING INTO SAID PRIVATE ROAD; THENCE ALONG SAME SOUTH 64 DEGREES 54 MINUTES 10 SECONDS WEST 9.85 FEET TO AN IRON ROD FOUND WITH A RAILROAD SPIKE IN SAID MACADAM SKIRT, THE NORTHWEST CORNER OF SAID HEAPS AND THE EXTENSION OF THE EASTERN SIDE OF JESSUP STREET; THENCE ALONG THE END OF HEIGHTS ROAD, A STREET IN THE BOROUGH OF BERWICK WHICH LEADS INTO SAID PRIVATE ROAD, NORTH 22 DEGREES 11 MINUTES 40 SECONDS WEST 35.05 FEET TO A POINT ON THE SOUTHERN BANK OF GLEN BROOK, THE NORTHEAST CORNER AND END OF SAID STREET CALLED HEIGHTS ROAD; THENCE ALONG THE NORTHERN SIDE OF SAID HEIGHTS ROAD, SOUTH 64 DEGREES 54 MINUTES 20 SECONDS WEST 266.00 FEET TO A DRILL HOLE IN A CUT-STONE MONUMENT, A CORNER OF LAND OF THOMAS L. AND SHARON E. KOWALCHICK; THENCE ALONG LINE OF LAND OF SAID KOWALCHICK, NORTH 15 DEGREES ZERO MINUTES WEST 429.32 FEET TO AN IRON ROD SET 1.78 FEET WESTERLY OF AN IRON PIN FOUND; THENCE ALONG LINE OF LAND OF SAME SOUTH 65 DEGREES 31 MINUTES 30 SECONDS WEST 185.50 FEET TO AN IRON ROD SET, A CORNER OF LAND OF AFORESAID CAPORALETTI; THENCE ALONG LINE OF LAND OF SAID CAPORALETTI, NORTH 18 DEGREES 43 MINUTES 30 SECONDS WEST 96.00 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 48 DEGREES 09 MINUTES 40 SECONDS EAST 212.05 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 15 DEGREES ZERO MINUTES WEST 114.87 FEET TO AN IRON ROD, THE PLACE OF BEGINNING.

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SUBJECT NEVERTHELESS, TO A PRIVATE ACCESS AND 20-FOOT WIDE RIGHT-OF-WAY AS SHOWN ON SAID SURVEY MAP AND AS MORE FULLY DESCRIBED AS TEN FEET LEFT AND RIGHT OF ITS CENTERLINE DESCRIBED AS FOLLOWS:

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THENCE BY SAME NORTH 38 DEGREES 54 MINUTES 20 SECONDS EAST 47.90 FEET TO A POINT; THENCE BY SAME NORTH 20 DEGREES 09 MINUTES 20 SECONDS EAST 44.31 FEET TO A POINT; THENCE CONTAINING THROUGH PARCEL #1 THE FOLLOWING COURSES AND DISTANCES:

NORTH 15 DEGREES 53 MINUTES 30 SECONDS EAST 104.26 FEET; THENCE NORTH 6 DEGREES 39 MINUTES 10 SECONDS EAST 66.25 FEET; THENCE NORTH 1 DEGREE 26 MINUTES EAST 40.57 FEET TO A POINT OVER GLEN BROOK; THENCE NORTH ZERO DEGREES 48 MINUTES 50 SECONDS WEST 56.45 FEET; THENCE NORTH 10 DEGREES 14 MINUTES 50 SECONDS EAST 52.55 FEET; THENCE NORTH 16 DEGREES 50 MINUTES 30 SECONDS EAST 217.09 FEET;

THENCE NORTH 22 DEGREES 23 MINUTES EAST 84.58 FEET; THENCE NORTH 33 DEGREES 04 MINUTES 50 SECONDS EAST 67.38 FEET; THENCE NORTH 40 DEGREES 25 MINUTES EAST 57.57 FEET; THENCE NORTH 47 DEGREES 57 MINUTES EAST 144.83 FEET; THENCE NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 81.74 FEET TO A POINT IN LINE OF LAND OF FRANKLIN E. KEPNER JR. AND HIS WIFE TINE KEPNER; THENCE THROUGH LAND OF SAID KEPNER THE FOLLOWING COURSES AND DISTANCES: NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 12.92 FEET; THENCE NORTH 55 DEGREES 09 MINUTES 10 SECONDS EAST 85.06 FEET; THENCE NORTH 56 DEGREES 12 MINUTES 20 SECONDS EAST 100.59 FEET; THENCE NORTH 66 DEGREES 27 MINUTES 30 SECONDS EAST 156.61 FEET; THENCE NORTH 74 DEGREES 29 MINUTES 10 SECONDS EAST 117.72 FEET; THENCE NORTH 79 DEGREES 39 MINUTES 10 SECONDS EAST 92.06 FEET; THENCE NORTH 73 DEGREES 05 MINUTES 50 SECONDS EAST 64.99 FEET; THENCE NORTH 46 DEGREES 07 MINUTES EAST 18.50 FEET; THENCE NORTH 10 DEGREES 48 MINUTES EAST 30.35 FEET; THENCE NORTH 42 DEGREES ZERO MINUTES 10 SECONDS WEST 44.71 FEET; THENCE NORTH 66 DEGREES 01 MINUTE 20 SECONDS WEST 41.99 FEET; THENCE NORTH 69 DEGREES 30 MINUTES WEST 151.69 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 30 SECONDS WEST 268.87 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 30 SECONDS WEST 129.83 FEET; THENCE NORTH 58 DEGREES ZERO MINUTES 10 SECONDS WEST 129.68 FEET; THENCE NORTH 56 DEGREES 47 MINUTES 40 SECONDS WEST 71.60 TO THE END POINT IN THE NORTHERN LINE OF SAID KEPNER LAND AND IN LINE OF LAND AND PRIVATE ROAD OF ANTON S. AND BETH ANN YALCH AT ITS INTERSECTION WITH TOWNSHIP ROUTE 750, A.K.A. BOWER'S LANE, SAID END POINT BEING NORTH 67 DEGREES 30 MINUTES EAST 21.23 FEET FROM AN IRON ROD SET ON SAID NORTHERN LINE OF KEPNER AND IN LINE OF LAND OF ROLAND E. HESS AS SHOWN ON SAID SURVEY MAP ABOVE REFERENCED.

DEED FROM FRANKLIN E. KEPNER, JR. AND TINE KEPNER, HIS WIFE AND MARY ADELAIDE KEPNER COLLINS AND WILLIAM G. COLLINS, HER HUSBAND AND MARTIN T. KEPNER AND M. PATRICIA MCFARLAND, HIS WIFE AS SET FORTH IN DEED BOOK 650, PAGE 615 DATED 03/21/1997 AND RECORDED 03/21/1997, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

PARCEL No. 07-03-009-03

BEING the same premises which Franklin E. Kepner, Jr. and Tine Kepner, his wife, and Mary Adelaide Kepner Collins and William G. Collins, her husband and Martin T. Kepner and M. Patricia McFarland, by Deed dated March 21, 1997 and recorded March 21, 1997 in and for Columbia County, Pennsylvania, in Deed Book Volume 650, Page 615, granted and conveyed unto Gregory Alan Hess and Alexandra L. Hess, his wife (deceased).

Property known as 2240 Heights Road, Berwick, PA, 18603

Exhibit "A"

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

GREGORY ALAN HESS; ALEXANDRA L.
HESS, DECEASED

Defendants.

Docket No.: 2006-CV-1830

Execution No.: *2007-ED-29*

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:

See Exhibit "A" attached.

Amount Due	\$ 99,620.18
Interest from 2/15/07 to date of sale	\$ 1,812.50
Total	\$101,432.68 plus costs to be added

Prothonotary:

By: *Lami B. Kline*
Clerk

Date: *Feb. 21, 2007*

Proth. & Clk. Of Sev. Courts
By Com. Ex. 1st Mon. Jan 2008

Costs
Complaint \$90.50 paid
Judgment \$ 14.00 paid
Writ \$ 23.00 paid
Satisfy \$ 7.00

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

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

GREGORY ALAN HESS; ALEXANDRA L.
HESS, DECEASED;

Defendants.

Docket No.: 2006-CV-1830

Execution No.:

LEGAL DESCRIPTION

ALL that certain parcel of land lying and being situate in the Township of Briar Creek, County of Columbia, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF BRIAR CREEK, COLUMBIA COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 650, PAGE 615, ID# 07-03-009-03, BEING KNOWN AND DESIGNATED AS

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BRIAR CREEK, BOUNTY OF COLUMBIA, AND STATATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF LAND HEREAFTER DESCRIBED AT AN IRON ROD SET IN LINE OF LAND OF ANTHONY S. AND KATRINA CAPORALETTI, SAID IRON ROD BEING SOUTH 15 DEGREES ZERO MINUTES EAST 661.84 FEET FROM A STONE FOUND AT THE NORTHWEST CORNER OF THE PARENT TRACT AND PARCEL #3 OF LAND OF GRANTORS HEREIN AND RUNNING THENCE ALONG THE SOUTHERN LINE OF SAID PARCEL #3, NORTH 66 DEGREES 57 MINUTES EAST 789.23 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF PARCEL #2 OF LAND OF GRANTORS HEREIN:

THENCE ALONG LINE OF SAID PARCEL #2, NORTH 66 DEGREES 57 MINUTES EAST 145.80 FEET TO AN IRON ROD SET IN LINE OF LAND SURVEYED FOR FRANKLIN E. KEPNER JR. AND HIS WIFE, TINE KEPNER; THENCE ALONG LINE OF SAID KEPNER AND CROSSING A PRIVATE ROAD AND 20-FOOT RIGHT-OF-WAY, SOUTH 19 DEGREES 10 MINUTES 40 SECONDS EAST 97.06 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 54 DEGREES 52 MINUTES 50 SECONDS EAST 171.58 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 63 DEGREES 21 MINUTES 10 SECONDS EAST 84.21 FEET TO AN IRON ROD FOUND; THENCE ALONG SAME NORTH 69 DEGREES 20 MINUTES 10 SECONDS EAST 166.79 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 74 DEGREES 45 MINUTES 30 SECONDS EAST 24.68 FEET TO AN IRON ROD SET, A CORNER OF PARCEL #4 OF LAND OF GRANTORS HEREIN; THENCE ALONG LINE OF SAID PARCEL #4 ALONG LINE OF LAND OF MARTIN J. HARMON, PASSING THROUGH AN IRON ROD SET 737.30 FEET HEREFROM, SOUTH 17 DEGREES ZERO MINUTES EAST 822.48 FEET TO AN IRON ROD FOUND ON THE NORTHERN SIDE OF A 15-FOOT

ALLEY; THENCE ALONG SAID ALLEY, SOUTH 71 DEGREES 38 MINUTES 20 SECONDS WEST 543.01 FEET TO AN IRON ROD FOUND; THENCE ALONG THE NORTHERN END OF A 20-FOOT ALLEY OR RIGHT-OF-WAY LEADING TO PEARL STREET AND THE NORTHERN LINE OF PARCEL #5 OF LAND OF GRANTORS HEREIN, SOUTH 86 DEGREES 46 MINUTES WEST 518.81 FEET TO AN IRON ROD SET ON SOUTHEASTERN SIDE OF THE AFORESAID PRIVATE ROAD AND A CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS; THENCE ALONG LINE OF LAND OF SAID HEAPS AND BEING THE SOUTHEASTERN SIDE OF SAID PRIVATE ROAD AND RIGHT-OF-WAY, SOUTH 20 DEGREES 09 MINUTES 20 SECONDS WEST 48.62 FEET TO AN IRON ROD SET; THENCE ALONG SAME SOUTH 38 DEGREES 54 MINUTES 20 SECONDS WEST 51.86 FEET TO A MAG NAIL IN THE MACADAM SKIRT LEADING INTO SAID PRIVATE ROAD; THENCE ALONG SAME SOUTH 64 DEGREES 54 MINUTES 10 SECONDS WEST 9.85 FEET TO AN IRON ROD FOUND WITH A RAILROAD SPIKE IN SAID MACADAM SKIRT, THE NORTHWEST CORNER OF SAID HEAPS AND THE EXTENSION OF THE EASTERN SIDE OF JESSUP STREET; THENCE ALONG THE END OF HEIGHTS ROAD, A STREET IN THE BOROUGH OF BERWICK WHICH LEADS INTO SAID PRIVATE ROAD, NORTH 22 DEGREES 11 MINUTES 40 SECONDS WEST 35.05 FEET TO A POINT ON THE SOUTHERN BANK OF GLEN BROOK, THE NORTHEAST CORNER AND END OF SAID STREET CALLED HEIGHTS ROAD; THENCE ALONG THE NORTHERN SIDE OF SAID HEIGHTS ROAD, SOUTH 64 DEGREES 54 MINUTES 20 SECONDS WEST 266.00 FEET TO A DRILL HOLE IN A CUT-STONE MONUMENT, A CORNER OF LAND OF THOMAS L. AND SHARON E. KOWALCHICK; THENCE ALONG LINE OF LAND OF SAID KOWALCHICK, NORTH 15 DEGREES ZERO MINUTES WEST 429.32 FEET TO AN IRON ROD SET 1.78 FEET WESTERLY OF AN IRON PIN FOUND; THENCE ALONG LINE OF LAND OF SAME SOUTH 65 DEGREES 31 MINUTES 30 SECONDS WEST 185.50 FEET TO AN IRON ROD SET, A CORNER OF LAND OF AFORESAID CAPORALETTI; THENCE ALONG LINE OF LAND OF SAID CAPORALETTI, NORTH 18 DEGREES 43 MINUTES 30 SECONDS WEST 96.00 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 48 DEGREES 09 MINUTES 40 SECONDS EAST 212.05 FEET TO AN IRON ROD SET; THENCE ALONG SAME NORTH 15 DEGREES ZERO MINUTES WEST 114.87 FEET TO AN IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 24.817 ACRES OF LAND TOGETHER WITH THE FARMHOUSE AND BARN AND OTHER BUILDINGS AS MORE FULLY SHOWN AS PARCEL #1 ON A DRAFT OF SURVEY MADE BY KEYSTONE SURVEYS, JAMES D. CREASY, P.L.S., DATED DECEMBER 20, 1996, REVISED FEBRUARY 3 1997, INCORPORATED HEREIN AND RECORDED HERewith IN MAP BOOK 7-1162 ON MARCH 7, 1997.

SUBJECT NEVERTHELESS, TO A PRIVATE ACCESS AND 20-FOOT WIDE RIGHT-OF-WAY AS SHOWN ON SAID SURVEY MAP AND AS MORE FULLY DESCRIBED AS TEN FEET LEFT AND RIGHT OF ITS CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN LINE OF PARCEL #1 ABOVE AT THE END OF HEIGHTS ROAD, A PUBLIC STREET IN THE BOROUGH OF BERWICK, SAID POINT BEING NORTH 2 DEGREES 11 MINUTES 40 SECONDS WEST 10.01 FEET FROM AN IRON ROD FOUND ALONGSIDE A RAILROAD SPIKE AT THE NORTHWEST CORNER OF LAND OF CONRAD J. AND JANET E. HEAPS AND RUNNING THENCE PARALLEL WITH AND 10 FEET FROM SAID HEAPS BOUNDARY LINE, NORTH 64 DEGREES 54 MINUTES 10 SECONDS EAST 7.04 FEET TO A POINT;

THENCE BY SAME NORTH 38 DEGREES 54 MINUTES 20 SECONDS EAST 47.90 FEET TO A POINT; THENCE BY SAME NORTH 20 DEGREES 09 MINUTES 20 SECONDS EAST 44.31 FEET TO A POINT; THENCE CONTAINING THROUGH PARCEL #1 THE FOLLOWING COURSES AND DISTANCES:

NORTH 15 DEGREES 53 MINUTES 30 SECONDS EAST 104.26 FEET; THENCE NORTH 6 DEGREES 39 MINUTES 10 SECONDS EAST 66.25 FEET; THENCE NORTH 1 DEGREE 26 MINUTES EAST 40.57 FEET TO A POINT OVER GLEN BROOK; THENCE NORTH ZERO DEGREES 48 MINUTES 50 SECONDS WEST 56.45 FEET; THENCE NORTH 10 DEGREES 14 MINUTES 50 SECONDS EAST 52.55 FEET; THENCE NORTH 16 DEGREES 50 MINUTES 30 SECONDS EAST 217.09 FEET;

THENCE NORTH 22 DEGREES 23 MINUTES EAST 84.58 FEET; THENCE NORTH 33 DEGREES 04 MINUTES 50 SECONDS EAST 67.38 FEET; THENCE NORTH 40 DEGREES 25 MINUTES EAST 57.57 FEET; THENCE NORTH 47 DEGREES 57 MINUTES EAST 144.83 FEET; THENCE NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 81.74 FEET TO A POINT IN LINE OF LAND OF FRANKLIN E. KEPNER JR. AND HIS WIFE TINE KEPNER; THENCE THROUGH LAND OF SAID KEPNER THE FOLLOWING COURSES AND DISTANCES: NORTH 52 DEGREES 50 MINUTES 30 SECONDS EAST 12.92 FEET; THENCE NORTH 55 DEGREES 09 MINUTES 10 SECONDS EAST 85.06 FEET; THENCE NORTH 56 DEGREES 12 MINUTES 20 SECONDS EAST 100.59 FEET; THENCE NORTH 66 DEGREES 27 MINUTES 30 SECONDS EAST 156.61 FEET; THENCE NORTH 74 DEGREES 29 MINUTES 10 SECONDS EAST 117.72 FEET; THENCE NORTH 79 DEGREES 39 MINUTES 10 SECONDS EAST 92.06 FEET; THENCE NORTH 73 DEGREES 05 MINUTES 50 SECONDS EAST 64.99 FEET; THENCE NORTH 46 DEGREES 07 MINUTES EAST 18.50 FEET; THENCE NORTH 10 DEGREES 48 MINUTES EAST 30.35 FEET; THENCE NORTH 42 DEGREES ZERO MINUTES 10 SECONDS WEST 44.71 FEET; THENCE NORTH 66 DEGREES 01 MINUTE 20 SECONDS WEST 41.99 FEET; THENCE NORTH 69 DEGREES 30 MINUTES WEST 151.69 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 30 SECONDS WEST 268.87 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 30 SECONDS WEST 129.83 FEET; THENCE NORTH 58 DEGREES ZERO MINUTES 10 SECONDS WEST 129.68 FEET; THENCE NORTH 56 DEGREES 47 MINUTES 40 SECONDS WEST 71.60 TO THE END POINT IN THE NORTHERN LINE OF SAID KEPNER LAND AND IN LINE OF LAND AND PRIVATE ROAD OF ANTON S. AND BETH ANN YALCH AT ITS INTERSECTION WITH TOWNSHIP ROUTE 750, A.K.A. BOWER'S LANE, SAID END POINT BEING NORTH 67 DEGREES 30 MINUTES EAST 21.23 FEET FROM AN IRON ROD SET ON SAID NORTHERN LINE OF KEPNER AND IN LINE OF LAND OF ROLAND E. HESS AS SHOWN ON SAID SURVEY MAP ABOVE REFERENCED.

DEED FROM FRANKLIN E. KEPNER, JR. AND TINE KEPNER, HIS WIFE AND MARY ADELAIDE KEPNER COLLINS AND WILLIAM G. COLLINS, HER HUSBAND AND MARTIN T. KEPNER AND M. PATRICIA MCFARLAND, HIS WIFE AS SET FORTH IN DEED BOOK 650, PAGE 615 DATED 03/21/1997 AND RECORDED 03/21/1997, COLUMBIA COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA

PARCEL No. 07-03-009-03

BEING the same premises which Franklin E. Kepner, Jr. and Tine Kepner, his wife, and Mary Adelaide Kepner Collins and William G. Collins, her husband and Martin T. Kepner and M. Patricia McFarland, by Deed dated March 21, 1997 and recorded March 21, 1997 in and for Columbia County, Pennsylvania, in Deed Book Volume 650, Page 615, granted and conveyed unto Gregory Alan Hess and Alexandra L. Hess, his wife (deceased).

Property known as 2240 Heights Road, Berwick, PA, 18603

Exhibit "A"

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

M&T MORTGAGE CORPORATION,

Plaintiff,

vs.

GREGORY ALAN HESS; ALEXANDRA L.
HESS, DECEASED

Defendants.

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: Docket No.: 2006-CV-1830
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: Execution No.:
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AFFIDAVIT PURSUANT TO RULE 3129.1

M&T Mortgage Corporation, 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 2240 Heights Road, Berwick, PA 18603.

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

GREGORY ALAN HESS AND ALEXANDRA L. HESS, HIS WIFE (DECEASED)
2240 Heights Road
Berwick, PA 18603

2. Name and Address of Defendant(s) in the Judgment:

GREGORY ALAN HESS
2240 Heights Road
Berwick, PA 18603

ALEXANDRA L. HESS, DECEASED
2240 Heights Road
Berwick, PA 18603

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

M&T MORTGAGE CORPORATION
Plaintiff

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

M&T MORTGAGE CORPORATION
Plaintiff

M&T BANK
One M&T Plaza
Buffalo, NY 14240

PNC BANK
2730 Liberty Avenue
Pittsburgh, PA 15222

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

COLUMBIA COUNTY TAX CLAIM BUREAU
Columbia County Courthouse
P.O. Box 380
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:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF WELFARE
P.O. Box 2675
Harrisburg, PA 17105

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 DOMESTIC REALATIONS OFFICE
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

UNKNOWN TENANT OR TENANTS
2240 Heights Road
Berwick, PA 18603

UNKNOWN SPOUSE
2240 Heights Road
Berwick, PA 18603