

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: COLUMBIA

Mag. Dist. No.: 26-2-01
MDJ Name: Hon.
DONNA J. COOMBE
Address: 700 SAWMILL RD
STE 102
BLOOMSBURG, PA
Telephone: (570) 784-1868 17815-8409

2006-CV-1888
NOTICE OF JUDGMENT/TRANSCRIPT
CIVIL CASE

PLAINTIFF: NAME and ADDRESS
CENTRAL TAX BUREAU OF PA INC
500 WEST DUTTON MILL RD
ASTON, PA 19014

VS.
DEFENDANT: NAME and ADDRESS
RUSSEL'S RESTAURANT INC
117-119 WEST MAIN STREET
BLOOMSBURG, PA 17815

Docket No.: CV-0000695-05
Date Filed: 12/13/05



CENTRAL TAX BUREAU OF PA INC
500 WEST DUTTON MILL RD
ASTON, PA 19014

THIS IS TO NOTIFY YOU THAT:

Judgment: DEFAULT JUDGMENT PLTF (Date of Judgment) 1/09/06

☒ Judgment was entered for: (Name) CENTRAL TAX BUREAU OF PA INC

☒ Judgment was entered against: (Name) RUSSEL'S RESTAURANT INC
in the amount of \$ 7,862.75

☐ Defendants are jointly and severally liable.

☐ Damages will be assessed on Date & Time

☐ This case dismissed without prejudice.

☐ Amount of Judgment Subject to Attachment/42 Pa.C.S. § 8127
\$

☐ Portion of Judgment for physical damages arising out of
residential lease \$

Amount of Judgment	\$ 7,742.25
Judgment Costs	\$ 120.50
Interest on Judgment	\$.00
Attorney Fees	\$.00
Total	\$ 7,862.75
Post Judgment Credits	\$ 6000.00
Post Judgment Costs	\$ 156.50
Certified Judgment Total	\$ 2019.25

ANY PARTY HAS THE RIGHT TO APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. YOU MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH YOUR NOTICE OF APPEAL EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR MAGISTERIAL DISTRICT JUDGES, IF THE JUDGMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS AND NO FURTHER PROCESS MAY BE ISSUED BY THE MAGISTERIAL DISTRICT JUDGE. UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

1-9-06 Date Donna J. Coombe, Magisterial District Judge

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.

12-20-06 Date [Signature], Magisterial District Judge

My commission expires first Monday of January, 2012

SEAL

AOPC 315-06

DATE PRINTED: 12/20/06 2:30:00 PM

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **COLUMBIA**

Mag. Dist. No.: **26-2-01**
MDJ Name: Hon. **DONNA J. COOMBE**
Address: **700 SAWMILL RD
STE 102
BLOOMSBURG, PA**
Telephone: **(570) 784-1868** **17815-8409**

2006-CV-1889
**NOTICE OF JUDGMENT/TRANSCRIPT
CIVIL CASE**

PLAINTIFF: **CENTRAL TAX BUREAU OF PA INC**
500 WEST DUTTON MILL RD
ASTON, PA 19014

DEFENDANT: **RUSSEL'S RESTAURANT INC**
117-119 WEST MAIN STREET
BLOOMSBURG, PA 17815

Docket No.: **CV-0000696-05**
Date Filed: **12/13/05**



CENTRAL TAX BUREAU OF PA INC
500 WEST DUTTON MILL RD
ASTON, PA 19014

THIS IS TO NOTIFY YOU THAT:

Judgment: **DEFAULT JUDGMENT PLTF** (Date of Judgment) **1/09/06**

☒ Judgment was entered for: (Name) **CENTRAL TAX BUREAU OF PA INC**

☒ Judgment was entered against: (Name) **RUSSEL'S RESTAURANT INC**
in the amount of \$ **6,671.43**

☐ Defendants are jointly and severally liable.

☐ Damages will be assessed on Date & Time

☐ This case dismissed without prejudice.

☐ Amount of Judgment Subject to Attachment/42 Pa.C.S. § 8127
\$

☐ Portion of Judgment for physical damages arising out of
residential lease \$

Amount of Judgment	\$ 6,550.93
Judgment Costs	\$ 120.50
Interest on Judgment	\$.00
Attorney Fees	\$.00
Total	\$ 6,671.43
Post Judgment Credits	\$
Post Judgment Costs	\$ 156.50
Certified Judgment Total	\$ 6827.93

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EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR MAGISTERIAL DISTRICT JUDGES, IF THE JUDGMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS AND NO FURTHER PROCESS MAY BE ISSUED BY THE MAGISTERIAL DISTRICT JUDGE. UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLES WITH THE JUDGMENT.

1-9-06 Date *Donna J. Coombe* Magisterial District Judge

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12-20-06 Date *Donna J. Coombe* Magisterial District Judge

My commission expires first Monday of January, **2012**

SEAL

AOPC 315-06

DATE PRINTED: **12/20/06 2:30:00 PM**

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF: **COLUMBIA**

2006-CV-1890
**NOTICE OF JUDGMENT/TRANSCRIPT
CIVIL CASE**

Mag. Dist. No: **26-2-01**
MDJ Name: Hon. **DOMNA J. COOMBE**
Address: **700 SAWMILL RD
STE 102
BLOOMSBURG, PA**
Telephone: **(570) 784-1868** **17815-8409**

PLAINTIFF: **CENTRAL TAX BUREAU OF PA INC**
**500 WEST DUTTON MILL RD
ASTON, PA 19104**

DEFENDANT: **RUSSEL'S RESTAURANT INC**
**117-119 WEST MAIN STREET
BLOOMSBURG, PA 17815**

**CENTRAL TAX BUREAU OF PA INC
500 WEST DUTTON MILL RD
ASTON, PA 19104**

Docket No.: **CV-0000697-05**
Date Filed: **12/13/05**



THIS IS TO NOTIFY YOU THAT:

Judgment: **DEFAULT JUDGMENT PLTF** (Date of Judgment) **1/09/06**

☒ Judgment was entered for: (Name) **CENTRAL TAX BUREAU OF PA INC**

☒ Judgment was entered against: (Name) **RUSSEL'S RESTAURANT INC**
in the amount of \$ **6,271.01**

☐ Defendants are jointly and severally liable.

☐ Damages will be assessed on Date & Time.

☐ This case dismissed without prejudice.

☐ Amount of Judgment Subject to Attachment/42 Pa.C.S. § 8127
\$

☐ Portion of Judgment for physical damages arising out of
residential lease \$

Amount of Judgment	\$ 6,150.51
Judgment Costs	\$ 120.50
Interest on Judgment	\$.00
Attorney Fees	\$.00
Total	\$ 6,271.01
Post Judgment Credits	\$
Post Judgment Costs	\$ 156.50
Certified Judgment Total	\$ 6427.51

ANY PARTY HAS THE RIGHT TO APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF THE COURT OF COMMON PLEAS, CIVIL DIVISION. YOU MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH YOUR NOTICE OF APPEAL.

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UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

1-9-06 Date *Donna J. Coombe*, Magisterial District Judge

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.

12-20-06 Date *Donna J. Coombe*, Magisterial District Judge

My commission expires first Monday of January, **2012**

SEAL

AOPC 315-06

DATE PRINTED: **12/20/06 2:30:00 PM**

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:08-MAY-07

FEE:\$5.00

CERT. NO:3375

LEWIS RUSSELL W & MARIA
125 WEST MAIN STREET
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 0234-0751
LOCATION: 125 W 2ND ST
PARCEL: 05W-05 -047-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2006	PRIM	4,009.10	86.61		0.00	4,095.71
TOTAL DUE :						\$4,095.71

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:08-MAY-07

FEE:\$5.00

CERT. NO:3374

RUSSELLS RESTAURANT
INCORPORATED
117 WEST SECOND STREET
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 0303-0300
LOCATION: 117 W SECOND ST BLOOMSBURG
PARCEL: 05W-05 -045-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2006	PRIM	4,728.28	102.31		0.00	4,830.59
TOTAL DUE :						\$4,830.59

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

REAL ESTATE OUTLINE

ED # 76-07

DATE RECEIVED 7-27-07
DOCKET AND INDEX 7-27-07

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WATCHMAN RELEASE FORM	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>76994</u>

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

SALE DATE	<u>Aug. 1, 2007</u>	TIME <u>10:00</u>
POSTING DATE	<u>June 28, 2007</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>July 1</u>	
	2 ND WEEK <u>78</u>	
	3 RD WEEK <u>83</u>	

SHERIFF'S SALE

WEDNESDAY AUGUST 1, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 76 OF 2007 ED AND CIVIL WRIT NO. 1471 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:

117 West Main Street. Bloomsburg PA
(TAX PARCEL NO. 05W,05-045-00,000)

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows, to wit:

TRACT NO. 1:

ALL THAT CERTAIN piece or parcel of land situate on Second or Main Street in the Town of Bloomsburg in the County of Columbia, Pennsylvania, commencing at Chester S. Furman's East corner on Second Street and running up Second Street 20 feet; THENCE back 71 feet 6 inches to a lot owned by William Neal; THENCE along said lot of William Neal, Westward 20 feet to C. S. Furman's corner; THENCE along C. S. Furman line, 71 feet 6 inches to the place of BEGINNING on Second Street. On which is erected a three-story brick store and apartment building.

The above described piece or parcel of ground is subject to an alley or passageway across the North end of the same 9 feet wide and extending in length next to the line of William Neal along the same the full width of 9 feet. Said alley or passageway shall remain and be maintained of said width and length clear of obstructions or buildings for the height of at least 9 feet from the ground for the mutual use and benefit and advantage and free use of ingress and egress to all the holders of said property on original Lot No. 15.

TRACT NO. 2:

Situate on the North side of Second or Main Street, and beginning at the East corner of lot now or formerly of Mrs. G. W. Sterner on said Second or Main Street, 30 feet Eastwardly of the Northeast or Northerly corner of Main Street and Murray Alley; THENCE along Main Street, 25 feet to lot of C. A. Kleim; THENCE Northwardly by the same on a line parallel with Murray Alley, 71 feet, 6 inches to lot now or formerly of William Neal; THENCE along said lot, now or formerly of William Neal, Westwardly 25 feet to lot now or formerly of Mrs. G. W. Sterner aforesaid; THENCE along the same on a line parallel with Murray Alley aforesaid, southwardly 71 feet 6 inches to the place of BEGINNING. WHEREON is erected a three-story brick building.

Provided, however, nevertheless, that the above described piece or parcel of ground is subject to an alley or passageway across the North end of the same, 9 feet wide, extending in length next to the line of lot of William Neal along the same, the full width of 9 feet; said alley or passageway shall remain and be maintained of said width and length clear of obstructions or building for a height of at least 9 feet from the ground for the mutual use and benefit, advantage and free use of egress and ingress for all lot holders of said property on original Lot No. 15.

BEING THE SAME PREMISES that Grace Ent, Widow, by her deed dated July 29, 1981 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 303 at page 300 granted and conveyed unto Russell's Restaurant, Inc.

125 West Main Street, Bloomsburg, PA
(Tax Parcel No. 05W,05-047-00,000)

ALL THAT CERTAIN messuage, tenement, and parcel or lot of land situate on the North side of Main or Second Street in the Town of Bloomsburg in the County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

COMMENCING on the Northeast corner of Main or Second Street and Murray Avenue, and running, THENCE along Main Street, aforesaid, Eastwardly, thirty (30) feet to land now or late of C. S. Furman, THENCE by the same on a line parallel with Murray Avenue, Northwardly, seventy-one (71) feet and six (6) inches to lot now or formerly of William Neal; THENCE along the same Westwardly, thirty (30) feet to Murray Alley; and THENCE along said Alley, southwardly, seventy-one (71) feet and six (6) inches to the place of beginning. WHEREON is erected a three story brick building. PROVIDING, HOWEVER, NEVERTHELESS, that the foregoing described piece or parcel of land herein

conveyed or intended so to be hereby made, conveyed and accepted as subject to an alley or passageway, across the North end thereof nine (9) feet wide and extending in length next to the lot of William Neal and along the same the full distance of the width of the above conveyed piece or parcel of land along said line of William Neal, which said alley or passageway shall remain and be maintained of said width and length clear of obstructions or buildings for the height of at least nine (9) feet from the ground, for the mutual use, benefit and behoof, and free ingress, and egress of Henry C. Hartman and Isaiah W. Hartman, their heirs and assigns, owners or occupiers of any part of said larger piece of ground, being Lot Number 15 of the Original Plan of Bloomsburg so conveyed by Jacob Eyer, and for the use of said parties as aforesaid, afoot; with vehicles, or otherwise, either in person or through others.

BEING THE SAME PREMISES that Columbia Montour Broadcasting Company, Inc., by its deed dated August 12, 1996 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 633 at page 276, granted and conveyed unto Russell W. Lewis and Maria Lewis, his wife, and Russell's Restaurant Incorporated.

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
William Kelleher, Jr.
11 Stanwix Street
Pittsburgh, PA 15222

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

SHERIFF'S SALE

WEDNESDAY AUGUST 1, 2007 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 76 OF 2007 ED AND CIVIL WRIT NO. 1471 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:

117 West Main Street, Bloomsburg PA

(TAX PARCEL NO. 05W,05-045-00,000)

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TRACT NO. 2:

Situate on the North side of Second or Main Street, and beginning at the East corner of lot now or formerly of Mrs. G. W. Sterner on said Second or Main Street, 30 feet Eastwardly of the Northeast or Northerly corner of Main Street and Murray Alley; THENCE along Main Street, 25 feet to lot of C. A. Kleim; THENCE Northwardly by the same on a line parallel with Murray Alley, 71 feet, 6 inches to lot now or formerly of William Neal; THENCE along said lot, now or formerly of William Neal, Westwardly 25 feet to lot now or formerly of Mrs. G. W. Sterner aforesaid; THENCE along the same on a line parallel with Murray Alley aforesaid, southwardly 71 feet 6 inches to the place of BEGINNING. WHEREON is erected a three-story brick building.

Provided, however, nevertheless, that the above described piece or parcel of ground is subject to an alley or passageway across the North end of the same, 9 feet wide, extending in length next to the line of lot of William Neal along the same, the full width of 9 feet; said alley or passageway shall remain and be maintained of said width and length clear of obstructions or building for a height of at least 9 feet from the ground for the mutual use and benefit, advantage and free use of egress and ingress for all lot holders of said property on original Lot No. 15.

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(Tax Parcel No. 05W,05-047-00,000)

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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
William Kelleher, Jr.
11 Stanwix Street
Pittsburgh, PA 15222

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

SHERIFF'S SALE

WEDNESDAY AUGUST 1, 2007 AT 9:00 AM

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117 West Main Street, Bloomsburg PA

(TAX PARCEL NO. 05W,05-045-00,000)

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TRACT NO. 2:

Situate on the North side of Second or Main Street, and beginning at the East corner of lot now or formerly of Mrs. G. W. Sterner on said Second or Main Street, 30 feet Eastwardly of the Northeast or Northerly corner of Main Street and Murray Alley; THENCE along Main Street, 25 feet to lot of C. A. Kleim; THENCE Northwardly by the same on a line parallel with Murray Alley, 71 feet, 6 inches to lot now or formerly of William Neal; THENCE along said lot, now or formerly of William Neal, Westwardly 25 feet to lot now or formerly of Mrs. G. W. Sterner aforesaid; THENCE along the same on a line parallel with Murray Alley aforesaid, southwardly 71 feet 6 inches to the place of BEGINNING. WHEREON is erected a three-story brick building.

Provided, however, nevertheless, that the above described piece or parcel of ground is subject to an alley or passageway across the North end of the same, 9 feet wide, extending in length next to the line of lot of William Neal along the same, the full width of 9 feet; said alley or passageway shall remain and be maintained of said width and length clear of obstructions or building for a height of at least 9 feet from the ground for the mutual use and benefit, advantage and free use of egress and ingress for all lot holders of said property on original Lot No. 15.

BEING THE SAME PREMISES that Grace Ent, Widow, by her deed dated July 29, 1981 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 303 at page 300 granted and conveyed unto Russell's Restaurant, Inc.

125 West Main Street, Bloomsburg, PA

(Tax Parcel No. 05W,05-047-00,000)

ALL THAT CERTAIN messuage, tenement, and parcel or lot of land situate on the North side of Main or Second Street in the Town of Bloomsburg in the County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

COMMENCING on the Northeast corner of Main or Second Street and Murray Avenue, and running, THENCE along Main Street, aforesaid, Eastwardly, thirty (30) feet to land now or late of C. S. Furman, THENCE by the same on a line parallel with Murray Avenue, Northwardly, seventy-one (71) feet and six (6) inches to lot now or formerly of William Neal; THENCE along the same Westwardly, thirty (30) feet to Murray Alley; and THENCE along said Alley, southwardly, seventy-one (71) feet and six (6) inches to the place of beginning. WHEREON is erected a three story brick building. PROVIDING, HOWEVER, NEVERTHELESS, that the foregoing described piece or parcel of land herein

conveyed or intended so to be hereby made, conveyed and accepted as subject to an alley or passageway, across the North end thereof nine (9) feet wide and extending in length next to the lot of William Neal and along the same the full distance of the width of the above conveyed piece or parcel of land along said line of William Neal, which said alley or passageway shall remain and be maintained of said width and length clear of obstructions or buildings for the height of at least nine (9) feet from the ground, for the mutual use, benefit and behoof, and free ingress, and egress of Henry C. Hartman and Isaiah W. Hartman, their heirs and assigns, owners or occupiers of any part of said larger piece of ground, being Lot Number 15 of the Original Plan of Bloomsburg so conveyed by Jacob Eyer, and for the use of said parties as aforesaid, afoot; with vehicles, or otherwise, either in person or through others.

BEING THE SAME PREMISES that Columbia Montour Broadcasting Company, Inc., by its deed dated August 12, 1996 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 633 at page 276, granted and conveyed unto Russell W. Lewis and Maria Lewis, his wife, and Russell's Restaurant Incorporated.

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
William Kelleher, Jr.
11 Stanwix Street
Pittsburgh, PA 15222

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS
TRUST COMPANY, d/b/a M&T BANK,
successor by merger to Keystone Financial
Bank, N.A.,

Plaintiff,

v.

RUSSELL'S RESTAURANT, INC.,
RUSSELL W. LEWIS and MARIA LEWIS,

Defendants.

CIVIL DIVISION

No. 2006-CV-1471

2007-ED-76
**WRIT OF EXECUTION
(MONEY JUDGMENTS)**

To the Sheriff of Columbia County, Pennsylvania:

To satisfy the judgment, interest and costs against Defendants Russell's Restaurant, Inc, Russell W. Lewis, and Maria Lewis, kindly execute and levy upon the real property described at Attachment A hereto, of the Defendants and sell their interests therein.

unpaid balance of the principal debt	\$397,152.07
evidenced by the Note:	

- | | |
|--|--------------------|
| a) Accrued interest through 4/23/2007 at
the rate set forth in the Note | \$17,880.24 |
| b) Late charges and costs (through April
23, 2007) | \$4,883.90 |
| c) Attorneys' commission (10% of the
unpaid principal and accrued interest) | <u>\$41,503.23</u> |

Total Due: \$461,419.44*

***PLUS (a) additional late charges
and interest accruing at the rate
set forth in the Note from and
after through April 23, 2007 until
paid, and (b) costs of suit**

Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

Dated

5/2/2007

By:

Fanni B. Kline / EAB
Deputy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS	)	CIVIL DIVISION
TRUST COMPANY, d/b/a M&T BANK,)	
successor by merger to Keystone Financial	)	CASE NUMBER: 2006-CV-1471
Bank, N.A.	)	<i>2007-ED-76</i>
)	
Plaintiff,)	
)	
v.)	
)	
RUSSELL'S RESTAURANT, INC.,)	
RUSSELL W. LEWIS and MARIA LEWIS,)	

WRIT OF EXECUTION

NOTICE

TO: RUSSELL'S RESTAURANT, INC.,
117 WEST MAIN STREET
BLOOMSBURG, PA 17815

RUSSELL W. LEWIS
236 WEST THIRD STREET
BLOOMSBURG, PA 17815

MARIA LEWIS
236 WEST THIRD STREET
BLOOMSBURG, PA 17815

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held 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.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
TELEPHONE: (570) 784-8760
FAX: (570) 784-4840
<http://www.northpennlegal.org/>

PENNSYLVANIA LAWYER REFERRAL SERVICE
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108-0186
TELEPHONE: 1-800-692-7375

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation
4. Society Security benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS	)	CIVIL DIVISION
TRUST COMPANY, d/b/a M&T BANK,)	
successor by merger to Keystone Financial	)	CASE NUMBER: 2006-CV-1471
Bank, N.A.)	
)	
Plaintiff,)	
)	
v.)	
)	
RUSSELL'S RESTAURANT, INC.,)	
RUSSELL W. LEWIS and MARIA LEWIS,)	

CLAIM FOR EXEMPTION

To the Sheriff:

I, the above-named defendant, claim exemption of property from levy or attachment:

- (1) From my personal property in my possession which has been levied upon,
- (a) I desire that my \$300 statutory exemption be
- ☐ (i) set aside in kind (specify property to be set aside in kind): _____
- ☐ (ii) paid in cash following the sale of the property levied upon; or
- (b) I claim the following exemption (specify property and basis of exemption): _____
- (2) From my property which is in the possession of a third party, I claim the following exemptions:
- (a) my \$300 statutory exemption: ☐ in cash; ☐ in kind; (specify property): _____
- (b) Social Security benefits on deposit in the amount of \$ _____;
- (c) other (specify amount and basis for exemption): _____

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at _____,

(Address)

(Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: _____

(Defendant)

THIS CLAIM TO BE FILED WITH THE
OFFICE OF THE SHERIFF OF COLUMBIA COUNTY:
COURTHOUSE, P.O. BOX 380, BLOOMSBURG, PA 17815
(570) 389-5622
FEE IS \$ _____

Note: Under paragraphs (1) and (2) of the writ, a description of specific property to be levied upon or attached may be set forth in the writ or included in a separate direction to the sheriff.

Under paragraph (2) of the writ, if attachment of a named garnishee is desired, the garnishee's name should be set forth in the space provided.

Under paragraph (3) of the writ, the sheriff may, as under prior practice, add as a garnishee any person not named in this writ who may be found in possession of property of the defendant. See Rule 3111(a). For limitations on the power to attach tangible personal property, see Rule 3108(a).

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

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

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

Board of Directors

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

May 10, 2007

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

RE: Russell's Restaurant, Inc.
Russell W. Lewis
Maria Lewis
117 West Main Street
Bloomsburg, Pa. 17815

DOCKET # 76ED2007

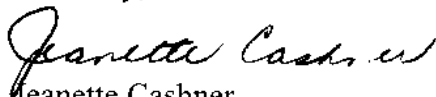
JD # 1471JD2006

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$572.40.

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

Sincerely,


Jeanette Cashner
Office Manager

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/3/2007

SERVICE# 18 - OF - 21 SERVICES
DOCKET # 76ED2007

PLAINTIFF MANUFACTURERS AND TRADERS TRUST COMPANY,
D/B/A M&T BANK, SUCCESSOR BY MERGER TO
KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT RUSSELL'S RESTAURANT, INC.
RUSSELL W. LEWIS
MARIA LEWIS
ATTORNEY FIRM COHEN & GRIGSBY, PC

PERSON/CORP TO SERVED
TENANT(S)
117 WEST MAIN ST.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON GRAHAM WILLIAMS

RELATIONSHIP TENANT IDENTIFICATION _____

DATE 5-18-7 TIME 1145 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. L. Williams

DATE 5-18-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 5/3/2007

SERVICE# 9 - OF - 18 SERVICES
 DOCKET # 76ED2007

PLAINTIFF MANUFACTURERS AND TRADERS TRUST COMPANY,
 D/B/A M&T BANK, SUCCESSOR BY MERGER TO
 KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT RUSSELL'S RESTAURANT, INC.
 RUSSELL W. LEWIS
 MARIA LEWIS

ATTORNEY FIRM COHEN & GRIGSBY, PC

PERSON/CORP TO SERVED
TENANT(S)
117 WEST MAIN ST.
BLOOMSBURG

PAPERS TO SERVED
 MORTGAGE FORECLOSURE

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY _____ DATE _____

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/3/2007

SERVICE# 18 - OF - 21 SERVICES
DOCKET # 76ED2007

PLAINTIFF MANUFACTURERS AND TRADERS TRUST COMPANY,
D/B/A M&T BANK, SUCCESSOR BY MERGER TO
KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT RUSSELL'S RESTAURANT, INC.
RUSSELL W. LEWIS
MARIA LEWIS

ATTORNEY FIRM COHEN & GRIGSBY, PC

PERSON/CORP TO SERVED

TENANT(S)

117 WEST MAIN ST.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON April John

RELATIONSHIP TENANT IDENTIFICATION _____

DATE 5-18-7 TIME 1145 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

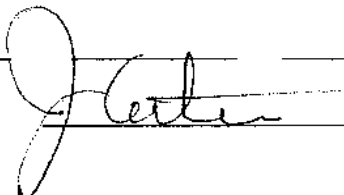
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-18-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/3/2007

SERVICE# 1 - OF - 18 SERVICES
DOCKET # 76ED2007

PLAINTIFF MANUFACTURERS AND TRADERS TRUST COMPANY,
D/B/A M&T BANK, SUCCESSOR BY MERGER TO
KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT RUSSELL'S RESTAURANT, INC.
RUSSELL W. LEWIS
MARIA LEWIS

ATTORNEY FIRM COHEN & GRIGSBY, PC

PERSON/CORP TO SERVED

RUSSELL'S RESTAURANT, INC.

117 WEST MAIN STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MARIA Lewis

RELATIONSHIP OWNER IDENTIFICATION _____

DATE 5-10-7 TIME 0930 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

DATE

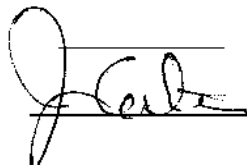
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 5-10-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/3/2007

SERVICE# 2 - OF - 18 SERVICES
DOCKET # 76ED2007

PLAINTIFF MANUFACTURERS AND TRADERS TRUST COMPANY,
D/B/A M&T BANK, SUCCESSOR BY MERGER TO
KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT RUSSELL'S RESTAURANT, INC.
RUSSELL W. LEWIS
MARIA LEWIS

ATTORNEY FIRM COHEN & GRIGSBY, PC

PERSON/CORP TO SERVED

RUSSELL LEWIS

236 W. THIRD ST.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MARIA

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 5-10-7 TIME 0930 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) SERVED AT 117^W MAIN
ST. BLOOMSBURG

ATTEMPTS

DATE

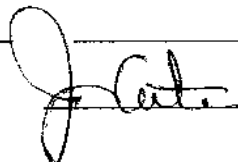
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 5-10-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/3/2007

SERVICE# 3 - OF - 18 SERVICES
DOCKET # 76ED2007

PLAINTIFF MANUFACTURERS AND TRADERS TRUST COMPANY,
D/B/A M&T BANK, SUCCESSOR BY MERGER TO
KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT RUSSELL'S RESTAURANT, INC.
RUSSELL W. LEWIS
MARIA LEWIS

ATTORNEY FIRM COHEN & GRIGSBY, PC

PERSON/CORP TO SERVED

MARIA LEWIS

236 W. THIRD ST.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MARIA

RELATIONSHIP DEF IDENTIFICATION _____

DATE 5-10-7 TIME 0930 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) SERVED AT 117 W MAIN
ST. Bloomsbury

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Galt

DATE 5-10-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/3/2007

SERVICE# 10 - OF - 18 SERVICES
DOCKET # 76ED2007

PLAINTIFF MANUFACTURERS AND TRADERS TRUST COMPANY,
D/B/A M&T BANK, SUCCESSOR BY MERGER TO
KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT RUSSELL'S RESTAURANT, INC.
RUSSELL W. LEWIS
MARIA LEWIS

ATTORNEY FIRM COHEN & GRIGSBY, PC

PERSON/CORP TO SERVED

MARY WARD-TAX COLLECTOR

2ND ST.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Delivered in Maria's Slot

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-8-7 TIME 15:25 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. Galt

DATE 5-8-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/3/2007

SERVICE# 11 - OF - 18 SERVICES
DOCKET # 76ED2007

PLAINTIFF MANUFACTURERS AND TRADERS TRUST COMPANY,
D/B/A M&T BANK, SUCCESSOR BY MERGER TO
KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT RUSSELL'S RESTAURANT, INC.
RUSSELL W. LEWIS
MARIA LEWIS

ATTORNEY FIRM COHEN & GRIGSBY, PC

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

SERVED UPON JEANETTE CASHNER

RELATIONSHIP OFFICE MANAGER IDENTIFICATION _____

DATE 5-8-07 TIME 15:30 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

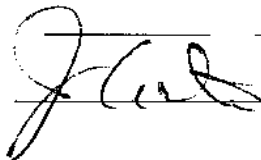
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 5-8-07

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/3/2007

SERVICE# 15 - OF - 18 SERVICES
DOCKET # 76ED2007

PLAINTIFF MANUFACTURERS AND TRADERS TRUST COMPANY,
D/B/A M&T BANK, SUCCESSOR BY MERGER TO
KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT RUSSELL'S RESTAURANT, INC.
RUSSELL W. LEWIS
MARIA LEWIS

ATTORNEY FIRM COHEN & GRIGSBY, PC

PERSON/CORP TO SERVED

COLUMBIA COUNTY TAX CLAIM

PO BOX 380

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON DEB KILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 5-8-7 TIME 1430 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 5-8-7

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/3/2007

SERVICE# 12 - OF - 18 SERVICES
DOCKET # 76ED2007

PLAINTIFF MANUFACTURERS AND TRADERS TRUST COMPANY,
D/B/A M&T BANK, SUCCESSOR BY MERGER TO
KEYSTONE FINANCIAL BANK, N.A.

DEFENDANT RUSSELL'S RESTAURANT, INC.
RUSSELL W. LEWIS
MARIA LEWIS
ATTORNEY FIRM COHEN & GRIGSBY, PC

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

SERVED UPON Leslie LEWIS

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 5-8-07 TIME 1545 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

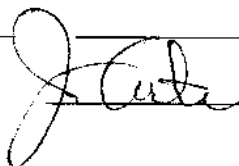
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 5-8-07

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS	)	CIVIL DIVISION
TRUST COMPANY, d/b/a M&T BANK,)	
successor by merger to Keystone Financial	)	CASE NUMBER: 2006-CV-1471
Bank, N.A.	)	<i>2007-ED-76</i>
)	
Plaintiff,)	
)	
v.)	
)	
RUSSELL'S RESTAURANT, INC.,)	
RUSSELL W. LEWIS and MARIA LEWIS,)	

WRIT OF EXECUTION

NOTICE

TO: RUSSELL'S RESTAURANT, INC.,
117 WEST MAIN STREET
BLOOMSBURG, PA 17815

RUSSELL W. LEWIS
236 WEST THIRD STREET
BLOOMSBURG, PA 17815

MARIA LEWIS
236 WEST THIRD STREET
BLOOMSBURG, PA 17815

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The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
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TELEPHONE: (570) 784-8760
FAX: (570) 784-4840
<http://www.northpennlegal.org/>

PENNSYLVANIA LAWYER REFERRAL SERVICE
100 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108-0186
TELEPHONE: 1-800-692-7375

MAJOR EXEMPTIONS UNDER PENNSYLVANIA
AND FEDERAL LAW

1. \$300 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation
4. Society Security benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS)	CIVIL DIVISION
TRUST COMPANY, d/b/a M&T BANK,)	
successor by merger to Keystone Financial)	CASE NUMBER: 2006-CV-1471
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Plaintiff,)	
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RUSSELL'S RESTAURANT, INC.,)	
RUSSELL W. LEWIS and MARIA LEWIS,)	

CLAIM FOR EXEMPTION

To the Sheriff:

I, the above-named defendant, claim exemption of property from levy or attachment:

- (1) From my personal property in my possession which has been levied upon,
- (a) I desire that my \$300 statutory exemption be
- ☐ (i) set aside in kind (specify property to be set aside in kind): _____
- ☐ (ii) paid in cash following the sale of the property levied upon; or
- (b) I claim the following exemption (specify property and basis of exemption): _____
- (2) From my property which is in the possession of a third party, I claim the following exemptions:
- (a) my \$300 statutory exemption: ☐ in cash; ☐ in kind; (specify property): _____
- (b) Social Security benefits on deposit in the amount of \$ _____;
- (c) other (specify amount and basis for exemption): _____

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at _____,

(Address)

(Telephone Number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: _____

(Defendant)

THIS CLAIM TO BE FILED WITH THE
OFFICE OF THE SHERIFF OF COLUMBIA COUNTY:
COURTHOUSE, P.O. BOX 380, BLOOMSBURG, PA 17815
(570) 389-5622
FEE IS \$ _____

Note: Under paragraphs (1) and (2) of the writ, a description of specific property to be levied upon or attached may be set forth in the writ or included in a separate direction to the sheriff.

Under paragraph (2) of the writ, if attachment of a named garnishee is desired, the garnishee's name should be set forth in the space provided.

Under paragraph (3) of the writ, the sheriff may, as under prior practice, add as a garnishee any person not named in this writ who may be found in possession of property of the defendant. See Rule 3111(a). For limitations on the power to attach tangible personal property, see Rule 3108(a).

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS)	CIVIL DIVISION
TRUST COMPANY, d/b/a M&T BANK,)	
successor by merger to Keystone Financial)	CASE NUMBER: 2006-CV-1471
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MANUFACTURERS AND TRADERS)	CIVIL DIVISION
TRUST COMPANY, d/b/a M&T BANK,)	
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MANUFACTURERS AND TRADERS
TRUST COMPANY, d/b/a M&T BANK,
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Bank, N.A.

Plaintiff,

v.

RUSSELL'S RESTAURANT, INC.,
RUSSELL W. LEWIS and MARIA LEWIS,

) CIVIL DIVISION

) CASE NUMBER: 2006-CV-1471

) *2007-ED-76*

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS
TRUST COMPANY, d/b/a M&T BANK,
successor by merger to Keystone Financial
Bank, N.A.

Plaintiff,

v.

RUSSELL'S RESTAURANT, INC.,
RUSSELL W. LEWIS and MARIA LEWIS,

Defendants.

CIVIL DIVISION

CASE NUMBER: 2006-CV-1471

2007-ED-76

**NOTICE OF SHERIFF'S SALE OF
REAL ESTATE**

CODE AND CLASSIFICATION

Filed on behalf of:

Manufacturers and Traders Trust Company

Counsel of Record for this Party:

William E. Kelleher, Jr., Esquire
PA ID 30747

Lisa K. Stauffer, Esquire
PA ID 85963

COHEN & GRIGSBY, P.C.
11 Stanwix Street, 15th Floor
Pittsburgh PA 15222
412-297-4733 Telephone
412-209-1854 Facsimile

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS
TRUST COMPANY, d/b/a M&T BANK,
successor by merger to Keystone Financial
Bank, N.A.

Plaintiff,

v.

RUSSELL'S RESTAURANT, INC.,
RUSSELL W. LEWIS and MARIA LEWIS,

) CIVIL DIVISION

) CASE NUMBER: 2006-CV-1471

2007-ED-76

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Defendants, Russell's Restaurant, Inc., Russell W. Lewis and Maria Lewis

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 at location listed below:

on _____, 2007 at _____ A.M./P.M., the following described real estate, of which Defendants, Russell's Restaurant, Inc., Russell Lewis and Maria Lewis, are the purported real owners:

117 West Main Street, Bloomsburg, PA
(TAX PARCEL NO. 05W,05-045-00,000)

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows, to wit:

TRACT NO. 1:

ALL THAT CERTAIN piece or parcel of land situate on Second or Main Street in the Town of Bloomsburg in the County of Columbia, Pennsylvania, commencing at Chester S. Furman's East corner on Second Street and running up Second Street 20 feet; THENCE back 71 feet 6 inches to a lot owned by William Nea; THENCE along said lot of William Neal, Westward 20 feet to C. S. Furman's corner; THENCE along C. S.

Furman line, 71 feet 6 inches to the place of BEGINNING on Second Street. On which is erected a three-story brick store and apartment building.

The above described piece or parcel of ground is subject to an alley or passageway across the North end of the same 9 feet wide and extending in length next to the line of William Neal along the same the full width of 9 feet. Said alley or passageway shall remain and be maintained of said width and length clear of obstructions or buildings for the height of at least 9 feet from the ground for the mutual use and benefit and advantage and free use of ingress and egress to all the lot holders of said property on original Lot No. 15.

TRACT NO. 2:

Situate on the North side of Second or Main Street, and beginning at the East corner of lot now or formerly of Mrs. G. W. Sterner on said Second or Main Street, 30 feet Eastwardly of the Northeast or Northerly corner of Main Street and Murray Alley; THENCE along Main Street, 25 feet to lot of C. A. Kleim; THENCE Northwardly by the same on a line parallel with Murray Alley, 71 feet, 6 inches to lot now or formerly of William Neal; THENCE along said lot, now or formerly of William Neal, Westwardly 25 feet to lot now or formerly of Mrs. G. W. Sterner aforesaid; THENCE along the same on a line parallel with Murray Alley aforesaid, southwardly 71 feet 6 inches to the place of BEGINNING. WHEREON is erected a three-story brick building.

Provided, however, nevertheless, that the above described piece or parcel of ground is subject to an alley or passageway across the North end of the same, 9 feet wide, extending in length next to the line of lot of William Neal along the same, the full width of 9 feet; said alley or passageway shall remain and be maintained of said width and length clear of obstructions or building for a height of at least 9 feet from the ground for the mutual use and benefit, advantage and free use of egress and ingress for all lot holders of said property on original Lot No. 15.

BEING THE SAME PREMISES that Grace Ent, Widow, by her deed dated July 29, 1981 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 303 at page 300 granted and conveyed unto Russell's Restaurant, Inc.

AND

125 West Main Street, Bloomsburg PA
(Tax Parcel No. 05W,05-047-00,000)

ALL THAT CERTAIN messuage, tenement, and parcel or lot of land situate on the North side of Main or Second Street in the Town of Bloomsburg in the County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

COMMENCING on the Northeast corner of Main or Second Street and Murray Avenue, and running, THENCE along Main Street, aforesaid, Eastwardly, thirty (30) feet to land now or late of C. S. Furman, THENCE by the same on a line parallel with Murray Avenue, Northwardly, seventy-one (71) feet and six (6) inches to lot now or formerly of William Neal; THENCE along the same Westwardly, thirty (30) feet to Murray Alley; and THENCE along said Alley, southwardly, seventy-one (71) feet and six (6) inches to the place of beginning. WHEREON is erected a three story brick building.

PROVIDING, HOWEVER, NEVERTHELESS, that the foregoing described piece or parcel of land herein conveyed or intended so to be is hereby made, conveyed and accepted as subject to an alley or passageway, across the North end thereof nine (9) feet wide and extending in length next to the lot of William Neal and along the same the full distance of the width of the above conveyed piece or parcel of land along said line of William Neal, which said alley or passageway shall remain and be maintained of said width and length clear of obstructions or buildings for the height of at least nine (9) feet from the ground, for the mutual use, benefit and behoof, and free ingress, and egress of Henry C. Hartman and Isaiah W. Hartman, their heirs and assigns, owners or occupiers of any part of said larger piece of ground, being Lot Number 15 of the Original Plan of Bloomsburg so conveyed by Jacob Eyer, and for the use of said parties as aforesaid, afoot; with vehicles, or otherwise, either in person or through others.

BEING THE SAME PREMISES that Columbia Montour Broadcasting Company, Inc., by its deed dated August 12, 1996 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 633 at page 276, granted and conveyed unto Russell W. Lewis and Maria Lewis, his wife, and Russell's Restaurant Incorporated.

at Execution No. _____, in the amount of **\$461,419.44** plus additional late charges and interest accruing at the rate set forth in the Note from and after April 23, 2007 until paid, together with costs of suit.

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 sale date.

Exceptions to Distribution of a Petition to Set Aside the Sale must be filed with the Office of the Sheriff not later than ten (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You

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 NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE(S) SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

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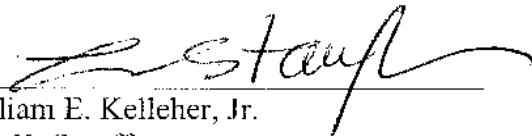
You have the legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

If the judgment was entered because you did not file with the Court a defense or objection you might have within twenty (20) days after service of the Complaint and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution of service or demonstrate any other legal or equitable right.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

COHEN & GRIGSBY, P.C.

By: 
William E. Kelleher, Jr.
Lisa K. Stauffer
11 Stanwix Street, 15th Floor
Pittsburgh, PA 15222
(412) 297-4733

Counsel to Plaintiff, Manufacturers
and Traders Trust Company

Dated: April 23, 2007

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS
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successor by merger to Keystone Financial
Bank, N.A.

Plaintiff,

v.

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RUSSELL W. LEWIS and MARIA LEWIS,

Defendants.

CIVIL DIVISION

CASE NUMBER: 2006-CV-1471

TYPE OF PLEADING:

Long Legal Description

CODE AND CLASSIFICATION

Filed on behalf of:

Manufacturers and Traders Trust Company

Counsel of Record for this Party:

William E. Kelleher, Jr., Esquire

PA ID 30747

Lisa K. Stauffer, Esquire

PA ID 85963

COHEN & GRIGSBY, P.C.

11 Stanwix Street, 15th Floor

Pittsburgh PA 15222

412-297-4733 Telephone

412-209-1854 Facsimile

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS
TRUST COMPANY, d/b/a M&T BANK,
successor by merger to Keystone Financial
Bank, N.A.

Plaintiff,

v.

RUSSELL'S RESTAURANT, INC.,
RUSSELL W. LEWIS and MARIA LEWIS,

) CIVIL DIVISION

) CASE NUMBER: 2006-CV-1471

2007-ED-76

LONG LEGAL DESCRIPTION

Attached hereto as Exhibit A is the long legal description of the properties located at 117
West Main Street, and 125 West Main Street, Bloomsburg, PA.

COHEN & GRIGSBY, P.C.

By: 

William E. Kelleher, Jr.

Pa. I.D. No. 30747

Lisa Kerszenewejg Stauffer

Pa. I.D. NO. 85963

11 Stanwix Street, 15th Floor
Pittsburgh, PA 15222
(412) 297-4900

Counsel to Plaintiff, Manufacturers
and Traders Trust Company

Dated: April 23, 2007

EXHIBIT A

LEGAL DESCRIPTION

117 West Main Street, Bloomsburg, PA
(TAX PARCEL NO. 05W,05-045-00,000)

ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania, bounded and described more fully as follows, to wit:

TRACT NO. 1:

ALL THAT CERTAIN piece or parcel of land situate on Second or Main Street in the Town of Bloomsburg in the County of Columbia, Pennsylvania, commencing at Chester S. Furman's East corner on Second Street and running up Second Street 20 feet; THENCE back 71 feet 6 inches to a lot owned by William Nea; THENCE along said lot of William Neal, Westward 20 feet to C. S. Furman's corner; THENCE along C. S. Furman line, 71 feet 6 inches to the place of BEGINNING on Second Street. On which is erected a three-story brick store and apartment building.

The above described piece or parcel of ground is subject to an alley or passageway across the North end of the same 9 feet wide and extending in length next to the line of William Neal along the same the full width of 9 feet. Said alley or passageway shall remain and be maintained of said width and length clear of obstructions or buildings for the height of at least 9 feet from the ground for the mutual use and benefit and advantage and free use of ingress and egress to all the lot holders of said property on original Lot No. 15.

TRACT NO. 2:

Situate on the North side of Second or Main Street, and beginning at the East corner of lot now or formerly of Mrs. G. W. Sterner on said Second or Main Street, 30 feet Eastwardly of the Northeast or Northerly corner of Main Street and Murray Alley; THENCE along Main Street, 25 feet to lot of C. A. Kleim; THENCE Northwardly by the same on a line parallel with Murray Alley, 71 feet, 6 inches to lot now or formerly of William Neal; THENCE along said lot, now or formerly of William Neal, Westwardly 25 feet to lot now or formerly of Mrs. G. W. Sterner aforesaid; THENCE along the same on a line parallel with Murray Alley aforesaid, southwardly 71 feet 6 inches to the place of BEGINNING. WHEREON is erected a three-story brick building.

Provided, however, nevertheless, that the above described piece or parcel of ground is subject to an alley or passageway across the North end of the same, 9 feet wide, extending in length next to the line of lot of William Neal along the same, the full width of 9 feet; said alley or passageway shall remain and be maintained of said width and length clear of obstructions or building for a height of at least 9 feet from the ground for the mutual use and benefit, advantage and free use of egress and ingress for all lot holders of said property on original Lot No. 15.

BEING THE SAME PREMISES that Grace Ent, Widow, by her deed dated July 29, 1981 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 303 at page 300 granted and conveyed unto Russell's Restaurant, Inc.

LEGAL DESCRIPTION

125 West Main Street, Bloomsburg PA

(Tax Parcel No. 05W,05-047-00,000)

ALL THAT CERTAIN messuage, tenement, and parcel or lot of land situate on the North side of Main or Second Street in the Town of Bloomsburg in the County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

COMMENCING on the Northeast corner of Main or Second Street and Murray Avenue, and running, THENCE along Main Street, aforesaid, Eastwardly, thirty (30) feet to land now or late of C. S. Furman, THENCE by the same on a line parallel with Murray Avenue, Northwardly, seventy-one (71) feet and six (6) inches to lot now or formerly of William Neal; THENCE along the same Westwardly, thirty (30) feet to Murray Alley; and THENCE along said Alley, southwardly, seventy-one (71) feet and six (6) inches to the place of beginning. WHEREON is erected a three story brick building.

PROVIDING, HOWEVER, NEVERTHELESS, that the foregoing described piece or parcel of land herein conveyed or intended so to be is hereby made, conveyed and accepted as subject to an alley or passageway, across the North end thereof nine (9) feet wide and extending in length next to the lot of William Neal and along the same the full distance of the width of the above conveyed piece or parcel of land along said line of William Neal, which said alley or passageway shall remain and be maintained of said width and length clear of obstructions or buildings for the height of at least nine (9) feet from the ground, for the mutual use, benefit and behoof, and free ingress, and egress of Henry C. Hartman and Isaiah W. Hartman, their heirs and assigns, owners or occupiers of any part of said larger piece of ground, being Lot Number 15 of the Original Plan of Bloomsburg so conveyed by Jacob Eyer, and for the use of said parties as aforesaid, afoot; with vehicles, or otherwise, either in person or through others.

BEING THE SAME PREMISES that Columbia Montour Broadcasting Company, Inc., by its deed dated August 12, 1996 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 633 at page 276, granted and conveyed unto Russell W. Lewis and Maria Lewis, his wife, and Russell's Restaurant Incorporated.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS
TRUST COMPANY, d/b/a M&T BANK,
successor by merger to Keystone Financial
Bank, N.A.

Plaintiff,

v.

RUSSELL'S RESTAURANT, INC.,
RUSSELL W. LEWIS and MARIA LEWIS,

Defendants.

CIVIL DIVISION

CASE NUMBER: 2006-CV-1471

TYPE OF PLEADING:

Long Legal Description

CODE AND CLASSIFICATION

Filed on behalf of:

Manufacturers and Traders Trust Company

Counsel of Record for this Party:

William E. Kelleher, Jr., Esquire

PA ID 30747

Lisa K. Stauffer, Esquire

PA ID 85963

COHEN & GRIGSBY, P.C.

11 Stanwix Street, 15th Floor

Pittsburgh PA 15222

412-297-4733 Telephone

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS
TRUST COMPANY, d/b/a M&T BANK,
successor by merger to Keystone Financial
Bank, N.A.

Plaintiff,

v.

RUSSELL'S RESTAURANT, INC.,
RUSSELL W. LEWIS and MARIA LEWIS,

) CIVIL DIVISION

) CASE NUMBER: 2006-CV-1471

) 2007-ED-74

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COHEN & GRIGSBY, P.C.

By: 

William E. Kelleher, Jr.

Pa. I.D. No. 30747

Lisa Kerszenewejg Stauffer

Pa. I.D. NO. 85963

11 Stanwix Street, 15th Floor
Pittsburgh, PA 15222
(412) 297-4900

Counsel to Plaintiff, Manufacturers
and Traders Trust Company

Dated: April 23, 2007

EXHIBIT A

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(TAX PARCEL NO. 05W,05-045-00,000)

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS
TRUST COMPANY, d/b/a M&T BANK,
successor by merger to Keystone Financial
Bank, N.A.

Plaintiff,

v.

RUSSELL'S RESTAURANT, INC.,
RUSSELL W. LEWIS and MARIA LEWIS,

Defendants.

CIVIL DIVISION

CASE NUMBER: 2006-CV-1471

TYPE OF PLEADING:

2007-ED-76
**AFFIDAVIT OF WHEREABOUTS OF
DEFENDANTS - LAST KNOWN
MAILING ADDRESS**

CODE AND CLASSIFICATION

Filed on behalf of:

Manufacturers and Traders
Trust Company

Counsel of Record for this Party:

William E. Kelleher, Jr., Esquire
PA ID 30747

Lisa K. Stauffer, Esquire
PA ID 85963

COHEN & GRIGSBY, P.C.
11 Stanwix Street, 15th Floor
Pittsburgh PA 15222
412-297-4733 Telephone
412-209-1854 Facsimile

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS
TRUST COMPANY, d/b/a M&T BANK,
successor by merger to Keystone Financial
Bank, N.A.

Plaintiff,

v.

RUSSELL'S RESTAURANT, INC.,
RUSSELL W. LEWIS and MARIA LEWIS,

) CIVIL DIVISION

) CASE NUMBER: 2006-CV-1471

2007-ED-76

**AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS –
LAST KNOWN MAILING ADDRESS**

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF ALLEGHENY)

) SS

I hereby certify that Plaintiff, Manufacturers and Traders Trust Company, is a New York banking corporation with its principal place of business at One M&T Plaza, Buffalo, New York 14202 and that the last known addresses of the Defendants are as follows:

Russell's Restaurant, Inc.
117 West Main Street
Bloomsburg, PA 17815

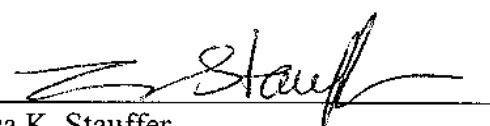
Russell W. Lewis
236 West Third Street
Bloomsburg, PA 17815

Maria Lewis
236 West Third Street
Bloomsburg, PA 17815

Sworn to and subscribed before me
this 23rd day of April 2007

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jonathan M. Schmerling, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Jan. 19, 2011
Member, Pennsylvania Association of Notaries


Lisa K. Stauffer
COHEN AND GRIGSBY, P.C.
11 Stanwix Street, 15th Floor
Pittsburgh, PA 15222
(412) 297-4733
Counsel for Manufacturers and Traders Trust
Company

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS
TRUST COMPANY, d/b/a M&T BANK,
successor by merger to Keystone Financial
Bank, N.A.

Plaintiff,

v.

RUSSELL'S RESTAURANT, INC.,
RUSSELL W. LEWIS and MARIA LEWIS,

Defendants.

CIVIL DIVISION

CASE NUMBER: 2006-CV-1471

TYPE OF PLEADING:
**AFFIDAVIT OF NON-MILITARY
SERVICE**

CODE AND CLASSIFICATION

Filed on behalf of:

Manufacturers and Traders
Trust Company

Counsel of Record for this Party:

William E. Kelleher, Jr., Esquire
PA ID 30747
Lisa K. Stauffer, Esquire
PA ID 85963
COHEN & GRIGSBY, P.C.
11 Stanwix Street, 15th Floor
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412-297-4733 Telephone
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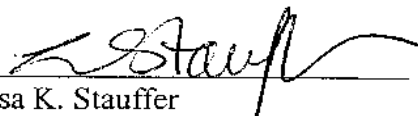
IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS) CIVIL DIVISION
TRUST COMPANY, d/b/a M&T BANK,)
successor by merger to Keystone Financial) CASE NUMBER: 2006-CV-1471
Bank, N.A.)
)
Plaintiff,)
)
v.)
)
RUSSELL'S RESTAURANT, INC.,)
RUSSELL W. LEWIS and MARIA LEWIS,)

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

Before me, the undersigned authority, a Notary Public in and for said county and state, personally appeared Lisa K. Stauffer, Esquire, attorney for and authorized representative of Plaintiff who, being duly sworn according to law, deposes and says that the defendants, Russell W. Lewis and Maria Lewis, are not in the military service of the United States of America to the best of her knowledge, information and belief.


Lisa K. Stauffer
COHEN AND GRIGSBY, P.C.
11 Stanwix Street, 15th Floor
Pittsburgh, PA 15222
(412) 297-4733

Counsel for Manufacturers and Traders Trust
Company

Sworn to and subscribed before
me this 23rd day of April 2007.


Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jonathan M. Schmerling, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Jan. 19, 2011
Member, Pennsylvania Association of Notaries

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS
TRUST COMPANY, d/b/a M&T BANK,
successor by merger to Keystone Financial
Bank, N.A.

Plaintiff,

v.

RUSSELL'S RESTAURANT, INC.,
RUSSELL W. LEWIS and MARIA LEWIS,

Defendants.

CIVIL DIVISION

CASE NUMBER: 2006-CV-1471

2007-ED-76
TYPE OF PLEADING:

WAIVER OF WATCHMAN

CODE AND CLASSIFICATION

Filed on behalf of:

Manufacturers and Traders
Trust Company

Counsel of Record for this Party:

William E. Kelleher, Jr., Esquire
PA ID 30747
Lisa K. Stauffer, Esquire
PA ID 85963
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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS
TRUST COMPANY, d/b/a M&T BANK,
successor by merger to Keystone Financial
Bank, N.A.

Plaintiff,

v.

RUSSELL'S RESTAURANT, INC.,
RUSSELL W. LEWIS and MARIA LEWIS,

) CIVIL DIVISION

) CASE NUMBER: 2006-CV-1471

) 2007-ED-76

WAIVER OF WATCHMAN

I, Lisa K. Stauffer, Esquire, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave the same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.



Lisa K. Stauffer
COHEN AND GRIGSBY, P.C.
11 Stanwix Street, 15th Floor
Pittsburgh, PA 15222
(412) 297-4733

Counsel for Plaintiff, Manufacturers and
Traders Trust Company

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS
TRUST COMPANY, d/b/a M&T BANK,
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Bank, N.A.

Plaintiff,

v.

RUSSELL'S RESTAURANT, INC.,
RUSSELL W. LEWIS and MARIA LEWIS,

Defendants.

CIVIL DIVISION

CASE NUMBER: 2006-CV-1471

2007-EN-76

TYPE OF PLEADING:

**AFFIDAVIT PURSUANT TO
RULE 3129.1**

(Sheriff's Sale of Real Property)

CODE AND CLASSIFICATION

Filed on behalf of:

Manufacturers and Traders
Trust Company

Counsel of Record for this Party:

William E. Kelleher, Jr., Esquire

PA ID 30747

Lisa K. Stauffer, Esquire

PA ID 85963

COHEN & GRIGSBY, P.C.

11 Stanwix Street, 15th Floor

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IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

MANUFACTURERS AND TRADERS)	CIVIL DIVISION
TRUST COMPANY, d/b/a M&T BANK,)	
successor by merger to Keystone Financial)	
Bank, N.A.,	)	No. 2006-CV-1471
	)	<i>2007-ED-76</i>
Plaintiff,	)	Sheriff's Sale of Real Property
)	
v.)	
)	
RUSSELL'S RESTAURANT, INC.,)	
RUSSELL W. LEWIS and MARIA LEWIS,)	
)	
Defendants.)	

AFFIDAVIT PURSUANT TO RULE 3129.1 (Lienholders)

Commonwealth of Pennsylvania)	
	)	ss:
County of Allegheny)	

Manufacturers and Traders Trust Company, d/b/a M&T BANK, successor by merger to Keystone Financial Bank, N.A., Plaintiff in the above action, by its undersigned attorneys, sets forth as of the date of the Praecipe for the Writ of Execution was filed, the following information concerning real property located in the Town of Bloomsburg, County of Columbia and Commonwealth of Pennsylvania (see description of property attached hereto as Exhibit A):

1. Name and address of owner or reputed owner:

Russell's Restaurant, Inc.	Russell W. Lewis	Maria Lewis
117 West Main Street	236 West Third Street	236 West Third Street
Bloomsburg, PA 17815	Bloomsburg, PA 17815	Bloomsburg, PA 17815

2. Names and addresses of Defendants in the judgment:

Russell's Restaurant, Inc.	Russell W. Lewis	Maria Lewis
117 West Main Street	236 West Third Street	236 West Third Street
Bloomsburg, PA 17815	Bloomsburg, PA 17815	Bloomsburg, PA 17815

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

Manufacturers and Traders Trust Company, d/b/a M&T BANK, successor by merger to
Keystone Financial Bank, N.A.
One M&T Plaza
Buffalo, NY 14240

Central Tax Bureau of Pennsylvania, Inc.
500 West Dutton Mill Rd.
Aston, PA 19014

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

Manufacturers and Traders Trust Company, d/b/a M&T Bank, successor by merger to
Keystone Financial Bank
One M&T Plaza
Buffalo, NY 14240

5. Name and address of every other person who may have a record lien on the property:

Columbia County Tax Claim Bureau
Columbia County Courthouse
P.O. Box 380
35 W. Main Street
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Labor and Industry to the Use of the
Unemployment Compensation Fund
7th and Forster Streets, 10th Floor
Attn: LEGAL DEPARTMENT
Harrisburg, PA 17121

Commonwealth of Pennsylvania
Department of Revenue
Sunbury District Office
535 Chestnut Street
Sunbury PA 17801-2834
Attn: Robert J. Sinopoli, District Administrator

IRS Lien Unit
P.O. Box 145595
Stop 8420G Team 202
Cincinnati, OH 45250-5595

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

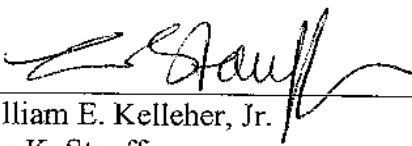
Supply Services
P.O. Box 2028
Woodstock, GA 30188-0188

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

Tenant(s)

8. Name and address of every other person who may desire service of the notice of sheriff's sale:

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


William E. Kelleher, Jr.
Lisa K. Stauffer
COHEN AND GRIGSBY, P.C.
11 Stanwix Street, 15th Floor
Pittsburgh, PA 15222
(412) 297-4733

Sworn to and subscribed before me
this 23rd day of April, 2007.

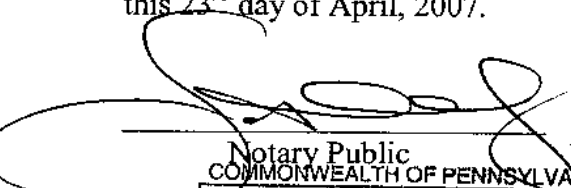

Notary Public
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jonathan M. Schmerling, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Jan. 19, 2011
Member, Pennsylvania Association of Notaries

EXHIBIT A

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TRACT NO. 2:

Situate on the North side of Second or Main Street, and beginning at the East corner of lot now or formerly of Mrs. G. W. Sterner on said Second or Main Street, 30 feet Eastwardly of the Northeast or Northerly corner of Main Street and Murray Alley; THENCE along Main Street, 25 feet to lot of C. A. Kleim; THENCE Northwardly by the same on a line parallel with Murray Alley, 71 feet, 6 inches to lot now or formerly of William Neal; THENCE along said lot, now or formerly of William Neal, Westwardly 25 feet to lot now or formerly of Mrs. G. W. Sterner aforesaid; THENCE along the same on a line parallel with Murray Alley aforesaid, southwardly 71 feet 6 inches to the place of BEGINNING. WHEREON is erected a three-story brick building.

Provided, however, nevertheless, that the above described piece or parcel of ground is subject to an alley or passageway across the North end of the same, 9 feet wide, extending in length next to the line of lot of William Neal along the same, the full width of 9 feet; said alley or passageway shall remain and be maintained of said width and length clear of obstructions or building for a height of at least 9 feet from the ground for the mutual use and benefit, advantage and free use of egress and ingress for all lot holders of said property on original Lot No. 15.

BEING THE SAME PREMISES that Grace Ent, Widow, by her deed dated July 29, 1981 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 303 at page 300 granted and conveyed unto Russell's Restaurant, Inc.

LEGAL DESCRIPTION

125 West Main Street, Bloomsburg PA

(Tax Parcel No. 05W,05-047-00,000)

ALL THAT CERTAIN messuage, tenement, and parcel or lot of land situate on the North side of Main or Second Street in the Town of Bloomsburg in the County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

COMMENCING on the Northeast corner of Main or Second Street and Murray Avenue, and running, THENCE along Main Street, aforesaid, Eastwardly, thirty (30) feet to land now or late of C. S. Furman, THENCE by the same on a line parallel with Murray Avenue, Northwardly, seventy-one (71) feet and six (6) inches to lot now or formerly of William Neal; THENCE along the same Westwardly, thirty (30) feet to Murray Alley; and THENCE along said Alley, southwardly, seventy-one (71) feet and six (6) inches to the place of beginning. WHEREON is erected a three story brick building.

PROVIDING, HOWEVER, NEVERTHELESS, that the foregoing described piece or parcel of land herein conveyed or intended so to be is hereby made, conveyed and accepted as subject to an alley or passageway, across the North end thereof nine (9) feet wide and extending in length next to the lot of William Neal and along the same the full distance of the width of the above conveyed piece or parcel of land along said line of William Neal, which said alley or passageway shall remain and be maintained of said width and length clear of obstructions or buildings for the height of at least nine (9) feet from the ground, for the mutual use, benefit and behoof, and free ingress, and egress of Henry C. Hartman and Isaiah W. Hartman, their heirs and assigns, owners or occupiers of any part of said larger piece of ground, being Lot Number 15 of the Original Plan of Bloomsburg so conveyed by Jacob Eyer, and for the use of said parties as aforesaid, afoot; with vehicles, or otherwise, either in person or through others.

BEING THE SAME PREMISES that Columbia Montour Broadcasting Company, Inc., by its deed dated August 12, 1996 and recorded in the Office for the Recording of Deeds in and for Columbia County in Record Book 633 at page 276, granted and conveyed unto Russell W. Lewis and Maria Lewis, his wife, and Russell's Restaurant Incorporated.



Michelle L. Cooney · Direct Dial 412.297.4827 · Direct Fax 412.209.1857 · mcooney@cohenlaw.com

INSTRUCTION LETTER TO THE COLUMBIA COUNTY SHERIFF'S OFFICE

April 23, 2007

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

Re: SHERIFF'S SALE - Russell's Restaurant, Inc., Russell W. Lewis and Maria Lewis

To the Sheriff of Columbia County:

Enclosed please find the following Sheriff's Sale packet to be served on the Defendants, Russell's Restaurant, Inc., Russell W. Lewis and Maria Lewis:

Included in the packet are the following:

- Original and two copies of the Writ of Execution;
- Original and two copies Notice of Sheriff's Sale of Real Estate;
- Multiple copies of the two long-legal descriptions;
- One copy of the Affidavit of Whereabouts of the Defendants - Last Known Mailing Address;
- One copy of the Affidavit of Non-Military Service of the Defendants;
- One copy of the Watchman Release form; and
- One copy of the Affidavit of Liens Pursuant to Rule 3129.1

Please serve the Writ of Execution and Notice of Sale upon the defendants via hand-delivery at the addresses listed below:

Russell's Restaurant, Inc.
117 West Main Street
Bloomsburg, PA 17815

Russell W. Lewis
236 West Third Street
Bloomsburg, PA 17815

Maria Lewis
236 West Third Street
Bloomsburg, PA 17815

Please post the sale handbill on following real property more fully described in the enclosed two legal descriptions:

Russell's Restaurant, Inc.
117 West Main Street
Bloomsburg, PA 17815

Russell's Restaurant, Inc./Clancy's
125 West Main Street
Bloomsburg, PA 17815

I have enclosed our check in the amount of \$1,350.00 for service, and a postage-prepaid self addressed envelopes for the Sheriff's Return of Service.

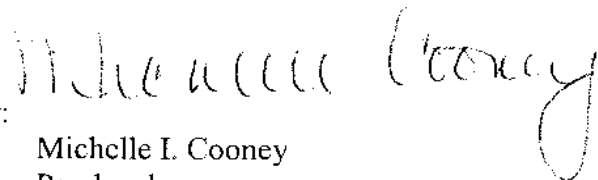
If you have any question, please contact me at **412.297.4827**. Thank you for your assistance with this matter.

Sincerely,

COHEN & GRIGSBY, P.C.

By:

Michelle L. Cooney
Paralegal



MIC/

Enclosures

cc: Lisa K. Stauffer, Esq.

1200979_1

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

Cohen & Grigsby, P.C.

11 Stanwix Street, 15th Floor
Pittsburgh, PA 15222

Phone: (412) 297-4900 E.I.N: 25-1491692

PNC

PNC Bank, National Association
Pittsburgh, PA

8-9/430 128

General Account

Date	Check #	Amount
04/23/07	761994	\$1,350.00

Pay Exactly **ONE THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS**

To The Order Of **SHERIFF OF COLUMBIA COUNTY**

James F. Lingua

Void After 120 Days

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

⑈761994⑈ ⑆043000096⑆ 0002790755⑈