

SHERIFF'S SALE COST SHEET

Premco II LLC vs. Vaughn
 NO. 159-08 ED NO. 540-08 JD DATE/TIME OF SALE Sept

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>340.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1153.71</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1303.71</u>	

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

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

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

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

TOTAL COSTS (OPENING BID) \$ 1788.71

\$1380.00 deposit

Due \$ 438.71

THE CHARTWELL
LAW OFFICES, LLP

Reply To: Valley Forge

Ron L. Woodman, Esquire
Direct Dial: (610) 666-8429
E-Mail: rwoodman@chartwelllaw.com

September 18, 2009

VIA FEDERAL EXPRESS

Office of the Sheriff
Columbia County Courthouse
Attention: Sheriff Chamberlain
35 West Main Street
P. O. Box 380
Bloomsburg, PA 17815

Re: Pramco III, LLC v. V&R Spectrum Enterprises, Inc., et al.
Columbia County C.C.P. Nos. 2008-CV-540
Our File Number: 0035720

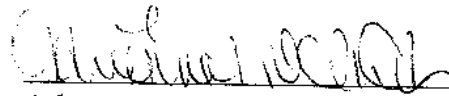
Dear Sheriff Chamberlain:

Per your request, enclosed please find our firm check number 19748 made payable to the Columbia County Sheriff in the amount of \$438.71 representing payment of advertising costs for the Writ which was Stayed in the above-referenced matter.

Very truly yours,

THE CHARTWELL LAW OFFICES, LLP

By:



Adrienne McClinton, Paralegal
For Ron L. Woodman, Esquire

Enclosures

Valley Forge Office:
970 Rittenhouse Road
Suite 300
Eagleville, PA 19403
(610) 666-7700
(610) 666-7704 (fax)

Philadelphia Office:
Bell Atlantic Tower
1717 Arch Street, 46th Floor
Philadelphia, PA 19103
(215) 972-7006
(215) 972-7008 (fax)

Harrisburg Office:
1017 Mumma Road
Suite 100
Wormleysburg, PA 17043
(717) 909-5170
(717) 909-5173 (fax)

Scranton Office:
Bank Towers, Suite 330
321 Spruce Street
Scranton, PA 18503
(570) 558-4820
(570) 558-4823 (fax)

Pittsburgh Office:
409 Broad Street
Suite 250
Sewickley, PA 15143
(412) 741-0600
(412) 741-0606 (fax)

SHERIFF'S SALE COST SHEET

Pramco II LLC vs. Vaughn
 NO. 104-08 ED NO. 540-08 JD DATE/TIME OF SALE Sept

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>340.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1153.71</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1303.71</u>

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

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

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

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

TOTAL COSTS (OPENING BID) \$ 1788.71
 \$ 1350.00 Deposit

Due \$ 438.71

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

19748

THE *CHARTWELL*

LAW OFFICES, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

FOX CHASE BANK

3-7383/2380

NUMBER

*** Four Hundred Thirty Eight *****

71/100

\$438.71

PAY

Columbia County Sheriff

TO THE
ORDER
OF

Acct:

[Signature]

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE. RED IMAGE DISAPPEARS WITH HEAT.
⑈019748⑈ ⑆238073830⑆ 18 0032575⑈

IMOTHY 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:	<i>Adrienne</i>	FROM:	<i>Chamberlain</i>
COMPANY:		DATE:	<i>9-16-09</i>
FAX NUMBER:		TOTAL NO. OF PAGES INCLUDING COVER:	<i>2</i>
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	
RE:	<i>Daeshn</i>	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.

SHERIFF'S SALE COST SHEET

Peanco M LLC vs. Vaughn
 NO. 164-08 ED NO. 540-02 JD DATE/TIME OF SALE Stacy

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>340.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1153.71</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1303.71</u>	

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

REAL ESTATE TAXES:

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

MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID) \$ 1788.71
 \$ 1350.00 deposit

Due # 438.71

Timothy Chamberlain

From: Lisa M. LaPenna [LLaPenna@kaplaw.com]
Sent: Friday, September 04, 2009 8:34 AM
To: Timothy Chamberlain
Subject: RE: Pramco III v. Vaughn and Robbins, No. 540-CV of 2008 [KS-IMAN_BB.FID206537]

I saw your old e-mail address expired 1/31/09 and I wanted to be sure that you received this.

Lisa M. LaPenna, Pa.C.P.
PA Certified Paralegal
Kaplin | Stewart
Union Meeting Corporate Center
910 Harvest Drive
P.O. Box 3037
Blue Bell, Pennsylvania 19422-0765
(610) 941-2523 (phone)
(610) 684-2114 (fax)
llapenna@kaplaw.com

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From: Lisa M. LaPenna
Sent: Friday, September 04, 2009 8:31 AM
To: 'Timothy Chamberlain'
Cc: William J. Levant
Subject: Pramco III v. Vaughn and Robbins, No. 540-CV of 2008 [KS-IMAN_BB.FID206537]

Pursuant to our telephone conversation, I forwarded your costs sheet to both our former client and counsel back in April, 2009.

Counsel is:
Robert J. Murtaugh, Esquire
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Rd., Ste. 300
Eagleville, PA 19403
(610) 666-7700
(610) 666-7704 (fax)
rmurtaugh@chartwelllaw.com

If you need anything further, please contact me.

Lisa M. LaPenna, Pa.C.P.
PA Certified Paralegal
Kaplin | Stewart
Union Meeting Corporate Center
910 Harvest Drive
P.O. Box 3037

9/4/2009

Blue Bell, Pennsylvania 19422-0765
(610) 941-2523 (phone)
(610) 684-2114 (fax)
llapenna@kaplaw.com

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IRS REGULATIONS REQUIRE THAT WE INFORM YOU THAT NEITHER YOU NOR ANY RECIPIENT MAY USE ANY DISCUSSION OF FEDERAL TAX MATTERS CONTAINED IN THIS COMMUNICATION TO AVOID ANY PENALTIES THAT MAY BE IMPOSED UNDER FEDERAL TAX LAWS. IF YOU WOULD LIKE US TO PREPARE WRITTEN TAX ADVICE INTENDED TO PROVIDE PENALTY PROTECTION, PLEASE CONTACT US.

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: Ruth Borland FROM: Tim Chamberlain
COMPANY: DATE: 8-18-09
FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER: SENDER'S REFERENCE NUMBER:
RE: Prasco vs. Vaughn YOUR REFERENCE NUMBER:

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

NOTES/COMMENTS:

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

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FACSIMILE TRANSMITTAL SHEET

TO: Lisa Le Pennig FROM: Tim Chamberlain
COMPANY: _____ DATE: 4-29-09
FAX NUMBER: _____ TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER: _____ SENDER'S REFERENCE NUMBER: _____
RE: _____ YOUR REFERENCE NUMBER: _____

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

NOTES/COMMENTS:

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

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

Tranco LLC VS Phillip & Brenda Vaughn

NO. 109-08 ED NO. 540-08 JD

DATE/TIME OF SALE: Feb. 21, 2000

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE - 2% OF BID \$ _____

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____



County 024

PARCEL ID: 05520 02402

TAX YEAR: 72009

ALTERNATE ID:

EFFECTIVE DATE:

Year Authority Fund

Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
2008	PRIM	5,559.52	45.86	555.96	15.00		6,176.34
2007	PRIM	5,401.75	579.28	540.18	45.00		6,566.21
Total		10,961.27	625.14	1,096.14	60.00		12,742.55

12,742.55+

90.42+ Interest

30. + Return + Claim Notices

5. + Lien Cert.

004

12,867.97*

Total amount
due for March.

109
PRAMCO III, LLC, : IN THE COURT OF COMMON PLEAS
Plaintiff : OF THE 26TH JUDICIAL DISTRICT
VS : OF PENNSYLVANIA
PHILLIP L. VAUGHN, ET AL, : COLUMBIA COUNTY BRANCH
: CIVIL ACTION-LAW

Defendant : NOS. 540 AND 531 OF 2008

PRAMCO III, LLC, : IN THE COURT OF COMMON PLEAS
Plaintiff : OF THE 26TH JUDICIAL DISTRICT
VS : OF PENNSYLVANIA
V&R SPECTRUM ENTERPRISES, INC. : COLUMBIA COUNTY BRANCH
: CIVIL ACTION-LAW

Defendant : NOS. 517, 519, 530 OF 2008

APPEARANCES:

WILLIAM J. LEVANT, ESQUIRE, Attorney for Plaintiff
RUTH BORLAND, ESQUIRE, Attorney for Defendant

ORDER OF COURT

AND NOW, to wit, this 12th day of December, 2008, since argument regarding Defendant's petition to open confess judgement in the above-captioned matter has been rescheduled to February 5, 2009, the sheriff's sale scheduled for January 28, 2009 is hereby postponed. The sheriff is DIRECTED to announce the postponement at the sale on January 28, 2009 and to announce at that time a date certain for the sale after February 5, 2009 and take whatever steps are necessary in order to meet the legal requirements for said sale but to minimize or avoid additional costs for advertising, etc. It

Ruth Slamon Borland, Esq.
69 Public Square, 11th Floor
Wilkes-Barre, PA 18701

Article Addressed to:

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

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Address ☐
B. Received by (Printed Name) *Gina Bryan* C. Date of Delivery *JUN 2 0*
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

2. Article Number

(Transfer from service label)

7007 0710 0002 9631 4333

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Address ☐
B. Received by (Printed Name) *L. M. [unclear]* C. Date of Delivery *6/20*
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

2. Article Number

(Transfer from service label)

7007 0710 0002 9631 4340

PS Form 3811, February 2004

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Address ☐
B. Received by (Printed Name) *[unclear]* C. Date of Delivery *JUN 19 2008*
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

2. Article Number

(Transfer from service label)

7007 0710 0002 9631 4319

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

COMPLETE THIS SECTION ON DELIVERY

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* ☒ Agent ☐ Address ☐
B. Received by (Printed Name) *[unclear]* C. Date of Delivery *JUN 19 2008*

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

is specifically Ordered that the sale to be rescheduled after February 5, 2009 need not be advertised and no new notice to the parties is needed since the new sale date shall be announced at the postponed sale.

BY THE COURT,

A handwritten signature in black ink, appearing to read 'T. A. James, Jr.', written over a horizontal line.

HONORABLE THOMAS A. JAMES, JR.

SHERIFF'S SALE COST SHEET

129400 III LLC vs. Philip & Brenda Vaughn
 NO. 109-08 ED NO. 540-08 JD DATE/TIME OF SALE Feb. 25 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>195.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>30.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>6.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.50</u>
NOTARY	\$ <u>15.00</u>
TOTAL ***** \$ <u>125.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1153.71</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1378.71</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>46.50</u>
TOTAL ***** \$ <u>56.50</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$	<u>12884.77</u>
TOTAL ***** \$ <u>12884.77</u>		

MUNICIPAL FEES DUE:

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

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

TOTAL COSTS (OPENING BID) \$ 14263.18

THE LAW OFFICES OF
BORLAND & BORLAND, L.L.P.
11TH FLOOR
69 PUBLIC SQUARE
WILKES-BARRE, PENNSYLVANIA 18701-2597

KIMBERLY D. BORLAND
RUTH SLAMON BORLAND
DAVID P. TOMASZEWSKI

TELEPHONE (570) 822-3311

FAX (570) 822-9894

borlandk@borlaw.com
borlandr@borlaw.com
tzevski@borlaw.com

December 17, 2008

TIMOTHY T CHAMBERLAIN
THE SHERIFF OF COLUMBIA COUNTY
35 WEST MAIN STREET
BLOOMSBURG PA 17815

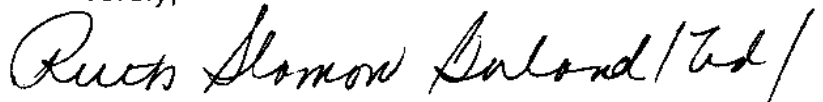
Re: Pramco III, LLC v. Vaughn, et al
Columbia County CCP Number:
2008 CV 540
File No.: LK/71090

Dear Sheriff Chamberlain:

Enclosed please find a copy of an Order of Court dated December 12, 2008 wherein it is stated that the sheriff's sale scheduled for January 28, 2009 in this matter is to be postponed until after February 5, 2009.

Please feel free to contact me if you have any questions.

Sincerely,



Ruth Slamon Borland

RSB:bd

Enclosure

cc: Brenda and Phillip Vaughn

Lisa M. LaPenna
Direct Dial: (610) 941-2523
Direct Fax: (610) 260-6874
Email: llapenna@kaplaw.com

October 15, 2008

Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

**RE: Pramco III, LLC v. Phillip L. Vaughn, Brenda J. Vaughn and John A. Robbins
No. 2008-CV-540**

Dear Sir/Madam:

Our office represents the Plaintiff in the above-referenced matter.

Enclosed are an original and one copy of a Certification of Service/Mailing Notice of Sheriff's Sale Affecting Your Property Interest to Lienholders and Certificate of Service of Sheriff's Sale Notice on Defendants' Attorney by First Class Mail.

Kindly docket the originals, time-stamp the copies, and return them back to me in the enclosed envelope.

Please call me if you have any questions. Thank you.

Very truly yours,



Lisa M. LaPenna
Paralegal

Enclosures

cc: Sheriff of Columbia County (with enclosures)
Robert J. Murtaugh, Esquire (with enclosure)
William J. Levant, Esquire

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY: William J. Levant, Esquire (I.D. No. 54286)

910 Harvest Drive

Post Office Box 3037

Blue Bell, PA 19422

610/260-6000 / Telecopier (610) 684-2020

wlevant@kaplaw.com

Attorneys for Plaintiff

PRAMCO III, LLC

Plaintiff

vs.

**PHILLIP L. and BRENDA J. VAUGHN
and JOHN A. ROBBINS**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

No. 2008-CV-540

No. 2008-ED-109

**CERTIFICATE of SERVICE of SHERIFF'S SALE NOTICE
on DEFENDANTS' ATTORNEY by FIRST CLASS MAIL**

I, William J. Levant, Esquire, hereby certify that on the 23rd day of July, 2008, I did send Notices of Sheriff's Sale of Real Property in connection with the above-captioned matter, copies of which are attached hereto, to the Defendants' attorney, whose name and address appear below, via United States First Class Mail, postage prepaid:

Ruth Slamon Borland, Esquire
Borland & Borland, L.L.P.
69 Public Square, 11th Fl.
Wilkes-Barre, PA 18701-2597

Pursuant to Rules 3129.2(c)(1)(ii) and 440, service on the Defendants' attorney is complete on mailing.

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY: 

William J. Levant, Esquire

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY: William J. Levant, Esquire (I.D. No. 54286)

910 Harvest Drive

Post Office Box 3037

Blue Bell, PA 19422

610/260-6000 / Telecopier (610) 684-2020

wlevant@kaplaw.com

Attorneys for Plaintiff

PRAMCO III, LLC

Plaintiff

vs.

PHILLIP L. and BRENDA J. VAUGHN

and **JOHN A. ROBBINS**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

No. 2008-CV-540

2008-ED-109

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brenda and Phillip Vaughn and John A. Robbins
c/o Ruth Slamon Borland, Esquire
Borland & Borland, L.L.P.
69 Public Square, 11th Fl.
Wilkes-Barre, PA 18701-2597

Re: **\$223,000.00 Note and Mortgage dated August 10, 2000 in favor of
Keystone Financial Bank, N.A., now held by Pramco III, LLC**

That certain parcel of land known as: 1230 Old Berwick Road, Bloomsburg, PA 17815 - Partly situate in the Town of Bloomsburg and partly situate in Scott Township (Tax Parcel No. 05E-20-024-02), a legal description of which is attached hereto, was originally scheduled to be sold at Sheriff's Sale on **Wednesday, August 27, 2008, at 10:00 a.m. o'clock, but was postponed by Court Order to Wednesday, November 12, 2008 at 9:00 a.m. o'clock, at the Sheriff's Office of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the judgment of \$279,918.78 obtained by the Plaintiff on March 24, 2008, plus interest through the sheriff's sale date, plus costs.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Plaintiff the entire balance due, plus costs and attorneys' fees due and owing. To find out how much you must pay, you may call: William J. Levant, Esquire, at (610) 260-6000.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped, the property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff at: **(570)389-5622**.
2. You may still be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff at: **(570)389-5622**.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money that was paid for your property. A schedule of distribution of the money bid for your property will be filed by the Sheriff no later than 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distributions may be wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER, 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, THIS OFFICE MAY BE ABLE TO
PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**SUSQUEHANNA VALLEY LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(717) 784-8760
PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
(717) 692-7375**

BEGINNING at a Rebar (set) on the southerly right-of-way line of Pennsylvania State Route 1004 (Old Berwick Road); said rebar being at the northeast of lands of Thomas A. & Wanda M. Bafile (Record Book 457, Page 21); THENCE along the southerly right-of-way line of Pennsylvania State Route 1004 (Old Bloom Road) South 64 degrees 39 minutes 40 seconds East 105.67 feet to a Rebar (found) and lands of Angela Y. Watts (Instrument #200106684); THENCE along lands of said Watts on a Curve to the Left having a Delta Angle of 92 degrees 01 minutes 23 seconds, a Radius of 15.00 feet, a Tangent of 15.54 feet for an Arc Length of 24.09 feet to a Spike (found) at a Point of Tangent; THENCE along same South 21 degrees 51 minutes 08 seconds West 130.00 feet to a Rebar (set); THENCE along same South 65 degrees 27 minutes 16 seconds East 92.13 feet to an iron pin in concrete (found) on the westerly line of lands of the Town of Bloomsburg (Instrument #200316309); Thence along said lands South 21 degrees 51 minutes 08 seconds West 164.23 feet to an iron pin in concrete (found) on the northerly line of the Town of Bloomsburg (airport property); THENCE along the northerly line of the Town of Bloomsburg (airport property) South 76 degrees 33 minutes 55 seconds West 252.53 feet to an iron pin in concrete (found) at the southeast corner of lands of Commercial Stainless, Inc. (Instrument #200403904); THENCE along the easterly line of lands Commercial Stainless, Inc. North 23 degrees 10 minutes 19 seconds West 233.09 feet to Rebar (found) at the southeast corner of lands Robert W. & Kristie B. Groshek (Record Book 771, Page 360); THENCE along the easterly line of lands of said Groshek North 29 degrees 38 minutes 09 seconds East 229.09 feet to a Railroad Spike (set) at the southwest corner of lands of Richard P. & Myrna I. Conner (Record Book 321, Page 253); THENCE along the southerly line of lands of said Conner and the southerly line of lands of the above mentioned Thomas A. & Wanda M. Bafile South 60 degrees 29 minutes 41 seconds East 109.99 feet to a point on the southerly line of lands of said Bafile; THENCE along the southerly line of lands of said Bafile South 63 degrees 04 minutes 34 seconds East 36.03 feet to a Rebar (found) at the southeast corner of lands of said Bafile; THENCE along the easterly line of lands of said Bafile North 29 degrees 58 minutes 19 seconds East 92.90 feet to the place of BEGINNING.

CONTAINING 2.56 Acres of land in all.

Being subject to a Sanitary Sewer easement along the northwest corner of the above described parcel as more fully shown on a Survey Plat showing lands of Phillip L. & Brenda J. Vaughn and John A. Robbins in the Town of Bloomsburg, Columbia County dated June 22, 2007.

BEING a parcel of land partly situate in the Town of Bloomsburg and partly situate in Scott Township in Columbia County.

BEING Tax Parcel No. 05E-20-024-02

BEING KNOWN AS: 1230 Old Berwick Road, Bloomsburg, PA

BEING a portion of the premises conveyed by Deed dated 8/7/2000 and recorded at ~~2000~~ -07805 and being the same premises conveyed by RB 330, Page 185. Improvements: Commercial

Property owned by Phillip L. and Brenda J. Vaughn and John A. Robbins.

PRAMCO III, LLC

Plaintiff

vs.

**PHILLIP L. and BRENDA J. VAUGHN
and JOHN A. ROBBINS**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

No. 2008-CV-540

WRIT OF EXECUTION NOTICE

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. If you wish to exercise your rights, you must act promptly.

EXEMPT PROPERTY. The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. 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 exemption 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.

PROPERTY BELONGING TO ANOTHER PERSON. If there is property at your location [or in your bank account] that belongs to another person or that you own with another person, you should notify that person so that he/she can file a Property Claim or other legal papers with the Sheriff's Office to prevent his/her property from being taken or sold at Sheriff's Sale to satisfy your debt. See forms below.

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, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Usted le debe tomar este papel a su abogado inmediatamente. Si usted no tiene un abogado, va a o telefona la oficina expuso abajo. Esta oficina lo puede proporcionar con información acerca de emplear a un abogado.

Si usted no puede proporcionar para emplear un abogado, esta oficina puede ser capaz de proporcionarlo con información acerca de las agencias que pueden ofrecer los servicios legales a personas elegibles en un honorario reducido ni ningún honorario.

SUSQUEHANNA VALLEY LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(717) 784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
P.O. BOX 186
HARRISBURG, PA 17108
(717) 692-7375

WRIT OF EXECUTION - (CONFESSED JUDGMENT)

P.R.C.P. 3180 to 3183 and Rule 3257

PRAMCO III, LLC

Plaintiff

vs.

PHILLIP L. and BRENDA J. VAUGHN

and JOHN A. ROBBINS

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

No. 2008-CV-540

**WRIT of EXECUTION
CONFESSED JUDGMENT**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNA.

To satisfy the judgment, interests and costs against **PHILLIP L. and BRENDA J. VAUGHN**
and **JOHN A. ROBBINS**, Defendant(s);

(1) You are directed to levy upon the property of the defendant (s) and to sell his, her (or their)
interest therein;

Please sell the defendants' interests in the following real property:
1230 Old Berwick Road, Bloomsburg, PA 17815 - Partly situate in the Town of Bloomsburg and
partly situate in Scott Township (Tax Parcel No. 05E-20-024-02), as described on the attached
legal description.

(2) You are also directed to attach the property of the defendant not levied upon in the
possession of

per property description attached:

Garnishees

and to notify the Garnishee (s) that

(a) an attachment has been issued;

(b) the garnishee(s) is enjoined from paying any debt to or for the account of the
defendant(s) and from delivering any property of the defendant(s) or otherwise
disposing thereof.

(3) If property of the defendant not levied upon and subject to attachment is found in the
possession of anyone other than the named garnishee(s), you are directed to notify him that he has been
added as a garnishee and is enjoined as above stated.

Amount due	\$279,918.78
Interest from 3/24/08 - 6/6/08	3,397.44

Total \$283,316.22,

Plus costs as per endorsement hereon and interest through date of marshal's sale.

Dated _____

Prothonotary, Common Pleas Court of Columbia County, Penna

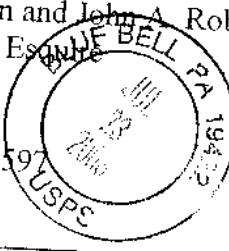
By _____
Deputy

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL,
DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

Received From: LML 6611-16
Kaplin Stewart
Union Meeting Corporate Center, 910 Harvest Dr.
P.O. Box 3037
Blue Bell, PA 19422-0765

One piece of ordinary mail addressed to:
Brenda and Phillip Vaughn and John A. Robbins
c/o Ruth Slamon Borland, Esquire
Borland & Borland, L.L.P.
69 Public Square, 11th Fl.
Wilkes-Barre, PA 18701-2597



Affix fee here in stamps or
meter postage and post mark.

012-H16212231

\$01.100

07/23/2008

Mailed From: 19422

US POSTAGE

Master



KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY: William J. Levant, Esquire (I.D. No. 54286)

910 Harvest Drive

Post Office Box 3037

Blue Bell, PA 19422

610/260-6000 / Telecopier (610) 684-2020

wlevant@kaplaw.com

Attorneys for Plaintiff

PRAMCO III, LLC

Plaintiff

vs.

PHILLIP L. and BRENDA J. VAUGHN

and **JOHN A. ROBBINS**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

No. 2008-CV-540

No. 2008-ED-109

**CERTIFICATION OF SERVICE/MAILING NOTICE OF SHERIFF'S SALE
AFFECTING YOUR PROPERTY INTEREST UPON LIENHOLDERS**

I, William J. Levant, Esquire, hereby certify that on the 8th day of October, 2008, I did send a Notice of Sheriff's Sale of Real Property in connection with the above-captioned matter, copies of which are attached hereto, via United States First Class Mail, postage prepaid, to each of the following:

Pramco III, LLC
6894 Pittsford Palmyra Road
230 Crosskeys Office Park
Fairport, NY 14450

Tax Claim Bureau
Courthouse
35 West Main Street
Bloomsburg, PA 17815

Mary F. Ward
Tax Collector for Town of Bloomsburg
301 East Second Street
Bloomsburg, PA 17815

Tenant/Occupant
1230 Old Berwick Road
Bloomsburg, PA 17815

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY:



William J. Levant, Esquire

KAPLIN STEWART

Attorneys at Law

William J. Levant
Direct Dial: (610) 941-2474
Direct Fax: (610) 684-2020
Email: wlevant@kaplaw.com

910 Harvest Dr.
P. O. Box 3037
Blue Bell, PA 19422-0765
(610) 260-6000
FAX (610) 260-1240

Tax Claim Bureau
Courthouse
35 West Main Street
Bloomsburg, PA 17815

NOTICE OF SHERIFF'S SALE AFFECTING YOUR PROPERTY INTEREST

STE. 310 LIBERTY VIEW
457 HADDONFIELD RD.
CHERRY HILL, NJ 08002

(856) 675-1550
FAX (856) 675-1551

To: All Parties in Interest and Claimants
From: William J. Levant, Esquire, Attorney for Plaintiff
Owner: Phillip L. and Brenda J. Vaughn and John A. Robbins
Property: 1230 Old Berwick Road, Bloomsburg, PA 17815 - Partly
situate in the Town of Bloomsburg and partly situate in
Scott Township (Tax Parcel No. 05E-20-024-02)
(As described on attached property description)

Pramco III, LLC v. Phillip L. and Brenda J. Vaughn and John A. Robbins
Columbia County C.C.P., No. 2008-CV-540 2008-ED-109

www.kaplaw.com

The real property referenced above was originally scheduled to be sold at Sheriff's Sale on **August 27, 2008, but was postponed by Court Order to Wednesday, November 12, 2008 at 9:00 a.m. o'clock, at the Sheriff's Office of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, PA 17815.**

Our records indicate that you may hold a mortgage, judgment, lien, leasehold or other interest in the property which may be extinguished by the Sale. You may wish to attend the sale to protect your interests. The Sheriff's Sale is to enforce the Judgment entered on March 24, 2008, in favor of the Plaintiff in the amount of \$279,918.78, plus interest through the date of the sheriff's sale, plus costs.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but not later than thirty days after the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF'S SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

Very truly yours,

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

/s/ WILLIAM J. LEVANT

By : William J. Levant

BEGINNING at a Rebar (set) on the southerly right-of-way line of Pennsylvania State Route 1004 (Old Berwick Road); said rebar being at the northeast of lands of Thomas A. & Wanda M. Bafile (Record Book 457, Page 21); THENCE along the southerly right-of-way line of Pennsylvania State Route 1004 (Old Bloom Road) South 64 degrees 39 minutes 40 seconds East 105.67 feet to a Rebar (found) and lands of Angela Y. Watts (Instrument #200106684); THENCE along lands of said Watts on a Curve to the Left having a Delta Angle of 92 degrees 01 minutes 23 seconds, a Radius of 15.00 feet, a Tangent of 15.54 feet for an Arc Length of 24.09 feet to a Spike (found) at a Point of Tangent; THENCE along same South 21 degrees 51 minutes 08 seconds West 130.00 feet to a Rebar (set); THENCE along same South 65 degrees 27 minutes 16 seconds East 92.13 feet to an iron pin in concrete (found) on the westerly line of lands of the Town of Bloomsburg (Instrument #200316309); Thence along said lands South 21 degrees 51 minutes 08 seconds West 164.23 feet to an iron pin in concrete (found) on the northerly line of the Town of Bloomsburg (airport property); THENCE along the northerly line of the Town of Bloomsburg (airport property) South 76 degrees 33 minutes 55 seconds West 252.53 feet to an iron pin in concrete (found) at the southeast corner of lands of Commercial Stainless, Inc. (Instrument #200403904); THENCE along the easterly line of lands Commercial Stainless, Inc. North 23 degrees 10 minutes 19 seconds West 233.09 feet to Rebar (found) at the southeast corner of lands Robert W. & Kristie B. Groshek (Record Book 771, Page 360); THENCE along the easterly line of lands of said Groshek North 29 degrees 38 minutes 09 seconds East 229.09 feet to a Railroad Spike (set) at the southwest corner of lands of Richard P. & Myrna I. Conner (Record Book 321, Page 253); THENCE along the southerly line of lands of said Conner and the southerly line of lands of the above mentioned Thomas A. & Wanda M. Bafile South 60 degrees 29 minutes 41 seconds East 109.99 feet to a point on the southerly line of lands of said Bafile; THENCE along the southerly line of lands of said Bafile South 63 degrees 04 minutes 34 seconds East 36.03 feet to a Rebar (found) at the southeast corner of lands of said Bafile; THENCE along the easterly line of lands of said Bafile North 29 degrees 58 minutes 19 seconds East 92.90 feet to the place of BEGINNING.

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BEING KNOWN AS: 1230 Old Berwick Road, Bloomsburg, PA

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Property owned by Phillip L. and Brenda J. Vaughn and John A. Robbins.

KAPLIN STEWART

Attorneys at Law

William J. Levant

Direct Dial: (610) 941-2474

Direct Fax: (610) 684-2020

Email: wlevant@kaplaw.com

Mary F. Ward
Tax Collector for Town of Bloomsburg
301 East Second Street
Bloomsburg, PA 17815

910 Harvest Dr.
P. O. Box 3037
Blue Bell, PA 19422-0765
(610) 260-6000
FAX (610) 260-1240

NOTICE OF SHERIFF'S SALE AFFECTING YOUR PROPERTY INTEREST

STE. 310 LIBERTY VIEW
457 HADDONFIELD RD.
CHERRY HILL, NJ 08002

(856) 675-1550
FAX (856) 675-1551

To: All Parties in Interest and Claimants
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Prameco III, LLC v. Phillip L. and Brenda J. Vaughn and John A. Robbins
Columbia County C.C.P. , No. 2008-CV-540 2008-ED-109

www.kaplaw.com

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Improvements: Commercial

Property owned by Phillip L. and Brenda J. Vaughn and John A. Robbins.

KAPLIN STEWART

Attorneys at Law

William J. Levant
Direct Dial: (610) 941-2474
Direct Fax: (610) 684-2020
Email: wlevant@kaplaw.com

910 Harvest Dr.
P. O. Box 3037
Blue Bell, PA 19422-0765
(610) 260-6000
FAX (610) 260-1240

Pramco III, LLC
6894 Pittsford Palmyra Road
230 Crosskeys Office Park
Fairport, NY 14450

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STE. 310 LIBERTY VIEW
457 HADDONFIELD RD.
CHERRY HILL, NJ 08002

(856) 675-1550
FAX (856) 675-1551

To: All Parties in Interest and Claimants
From: William J. Levant, Esquire, Attorney for Plaintiff
Owner: Phillip L. and Brenda J. Vaughn and John A. Robbins
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Pramco III, LLC v. Phillip L. and Brenda J. Vaughn and John A. Robbins
Columbia County C.C.P. , No. 2008-CV-540 2008-ED-109

www.kaplaw.com

The real property referenced above was originally scheduled to be sold at Sheriff's Sale on **August 27, 2008, but was postponed by Court Order to Wednesday, November 12, 2008 at 9:00 a.m. o'clock, at the Sheriff's Office of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, PA 17815.**

Our records indicate that you may hold a mortgage, judgment, lien, leasehold or other interest in the property which may be extinguished by the Sale. You may wish to attend the sale to protect your interests. The Sheriff's Sale is to enforce the Judgment entered on March 24, 2008, in favor of the Plaintiff in the amount of \$279,918.78, plus interest through the date of the sheriff's sale, plus costs.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but not later than thirty days after the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF'S SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

Very truly yours,

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

/S/ WILLIAM J. LEVANT
By : William J. Levant

BEGINNING at a Rebar (set) on the southerly right-of-way line of Pennsylvania State Route 1004 (Old Berwick Road); said rebar being at the northeast of lands of Thomas A. & Wanda M. Bafle (Record Book 457, Page 21); THENCE along the southerly right-of-way line of Pennsylvania State Route 1004 (Old Bloom Road) South 64 degrees 39 minutes 40 seconds East 105.67 feet to a Rebar (found) and lands of Angela Y. Watts (Instrument #200106684); THENCE along lands of said Watts on a Curve to the Left having a Delta Angle of 92 degrees 01 minutes 23 seconds, a Radius of 15.00 feet, a Tangent of 15.54 feet for an Arc Length of 24.09 feet to a Spike (found) at a Point of Tangent; THENCE along same South 21 degrees 51 minutes 08 seconds West 130.00 feet to a Rebar (set); THENCE along same South 65 degrees 27 minutes 16 seconds East 92.13 feet to an iron pin in concrete (found) on the westerly line of lands of the Town of Bloomsburg (Instrument #200316309); Thence along said lands South 21 degrees 51 minutes 08 seconds West 164.23 feet to an iron pin in concrete (found) on the northerly line of the Town of Bloomsburg (airport property); THENCE along the northerly line of the Town of Bloomsburg (airport property) South 76 degrees 33 minutes 55 seconds West 252.53 feet to an iron pin in concrete (found) at the southeast corner of lands of Commercial Stainless, Inc. (Instrument #200403904); THENCE along the easterly line of lands Commercial Stainless, Inc. North 23 degrees 10 minutes 19 seconds West 233.09 feet to Rebar (found) at the southeast corner of lands Robert W. & Kristie B. Groshek (Record Book 771, Page 360); THENCE along the easterly line of lands of said Groshek North 29 degrees 38 minutes 09 seconds East 229.09 feet to a Railroad Spike (set) at the southwest corner of lands of Richard P. & Myrna I. Conner (Record Book 321, Page 253); THENCE along the southerly line of lands of said Conner and the southerly line of lands of the above mentioned Thomas A. & Wanda M. Bafle South 60 degrees 29 minutes 41 seconds East 109.99 feet to a point on the southerly line of lands of said Bafle; THENCE along the southerly line of lands of said Bafle South 63 degrees 04 minutes 34 seconds East 36.03 feet to a Rebar (found) at the southeast corner of lands of said Bafle; THENCE along the easterly line of lands of said Bafle North 29 degrees 58 minutes 19 seconds East 92.90 feet to the place of BEGINNING.

CONTAINING 2.56 Acres of land in all.

Being subject to a Sanitary Sewer easement along the northwest corner of the above described parcel as more fully shown on a Survey Plat showing lands of Phillip L. & Brenda J. Vaughn and John A. Robbins in the Town of Bloomsburg, Columbia County dated June 22, 2007.

BEING a parcel of land partly situate in the Town of Bloomsburg and partly situate in Scott Township in Columbia County.

BEING Tax Parcel No. 05E-20-024-02

BEING KNOWN AS: 1230 Old Berwick Road, Bloomsburg, PA

BEING a portion of the premises conveyed by Deed dated 8/7/2000 and recorded at ~~2000~~ -07805 and being the same premises conveyed by RB 330, Page 185. Improvements: Commercial

Property owned by Phillip L. and Brenda J. Vaughn and John A. Robbins.

KAPLIN STEWART

Attorneys at Law

William J. Levant
Direct Dial: (610) 941-2474
Direct Fax: (610) 684-2020
Email: wlevant@kaplaw.com

910 Harvest Dr
P. O. Box 3037
Blue Bell, PA 19422-0765
(610) 260-6000
FAX (610) 260-1240

Tenant/Occupant
1230 Old Berwick Road
Bloomsburg, PA 17815

NOTICE OF SHERIFF'S SALE AFFECTING YOUR PROPERTY INTEREST

STE. 310 LIBERTY VIEW
457 HADDONFIELD RD.
CHERRY HILL, NJ 08002

(856) 675-1550
FAX (856) 675-1551

To: All Parties in Interest and Claimants
From: William J. Levant, Esquire, Attorney for Plaintiff
Owner: Phillip L. and Brenda J. Vaughn and John A. Robbins
Property: 1230 Old Berwick Road, Bloomsburg, PA 17815 - Partly
situate in the Town of Bloomsburg and partly situate in
Scott Township (Tax Parcel No. 05E-20-024-02)
(As described on attached property description)

Pramco III, LLC v. Phillip L. and Brenda J. Vaughn and John A. Robbins
Columbia County C.C.P., No. 2008-CV-540 2008-ED-109

The real property referenced above was originally scheduled to be sold at Sheriff's Sale on **August 27, 2008, but was postponed by Court Order to Wednesday, November 12, 2008 at 9:00 a.m. o'clock, at the Sheriff's Office of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, PA 17815.**

Our records indicate that you may hold a mortgage, judgment, lien, leasehold or other interest in the property which may be extinguished by the Sale. You may wish to attend the sale to protect your interests. The Sheriff's Sale is to enforce the Judgment entered on March 24, 2008, in favor of the Plaintiff in the amount of \$279,918.78, plus interest through the date of the sheriff's sale, plus costs.

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Very truly yours,

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

/s/ WILLIAM J. LEVANT

By : William J. Levant

BEGINNING at a Rebar (set) on the southerly right-of-way line of Pennsylvania State Route 1004 (Old Berwick Road); said rebar being at the northeast of lands of Thomas A. & Wanda M. Bafile (Record Book 457, Page 21); THENCE along the southerly right-of-way line of Pennsylvania State Route 1004 (Old Bloom Road) South 64 degrees 39 minutes 40 seconds East 105.67 feet to a Rebar (found) and lands of Angela Y. Watts (Instrument #200106684); THENCE along lands of said Watts on a Curve to the Left having a Delta Angle of 92 degrees 01 minutes 23 seconds, a Radius of 15.00 feet, a Tangent of 15.54 feet for an Arc Length of 24.09 feet to a Spike (found) at a Point of Tangent; THENCE along same South 21 degrees 51 minutes 08 seconds West 130.00 feet to a Rebar (set); THENCE along same South 65 degrees 27 minutes 16 seconds East 92.13 feet to an iron pin in concrete (found) on the westerly line of lands of the Town of Bloomsburg (Instrument #200316309); Thence along said lands South 21 degrees 51 minutes 08 seconds West 164.23 feet to an iron pin in concrete (found) on the northerly line of the Town of Bloomsburg (airport property); THENCE along the northerly line of the Town of Bloomsburg (airport property) South 76 degrees 33 minutes 55 seconds West 252.53 feet to an iron pin in concrete (found) at the southeast corner of lands of Commercial Stainless, Inc. (Instrument #200403904); THENCE along the easterly line of lands Commercial Stainless, Inc. North 23 degrees 10 minutes 19 seconds West 233.09 feet to Rebar (found) at the southeast corner of lands Robert W. & Kristie B. Groshek (Record Book 771, Page 360); THENCE along the easterly line of lands of said Groshek North 29 degrees 38 minutes 09 seconds East 229.09 feet to a Railroad Spike (set) at the southwest corner of lands of Richard P. & Myrna I. Conner (Record Book 321, Page 253); THENCE along the southerly line of lands of said Conner and the southerly line of lands of the above mentioned Thomas A. & Wanda M. Bafile South 60 degrees 29 minutes 41 seconds East 109.99 feet to a point on the southerly line of lands of said Bafile; THENCE along the southerly line of lands of said Bafile South 63 degrees 04 minutes 34 seconds East 36.03 feet to a Rebar (found) at the southeast corner of lands of said Bafile; THENCE along the easterly line of lands of said Bafile North 29 degrees 58 minutes 19 seconds East 92.90 feet to the place of BEGINNING.

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Property owned by Phillip L. and Brenda J. Vaughn and John A. Robbins.

U.S. POSTAL SERVICE CERTIFICATE OF MAILING		Affix fee here in stamps or postage meter and post mark. <div style="text-align: center; font-size: 2em; margin-top: 20px;"> 2010 JUN 10 10:00 AM BLUE BELL PA </div> <div style="text-align: center; margin-top: 10px;"> </div>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
Received From: LML 6611-16 <div style="text-align: center;"> Kaplin Stewart Union Meeting Corporate Center, 910 Harvest Dr. P.O. Box 3037 Blue Bell, PA 19422-0765 </div>		
One piece of ordinary mail addressed to: Pramco III, LLC 6894 Pittsford Palmyra Road 230 Crosskeys Office Park Fairport, NY 14450		
PS Form 3817, Mar. 1989 * U.S. GPO: 1989-242-531/05281		
U.S. POSTAL SERVICE CERTIFICATE OF MAILING		Affix fee here in stamps or postage meter and post mark. <div style="text-align: center; font-size: 2em; margin-top: 20px;"> 2010 JUN 10 10:00 AM BLUE BELL PA </div> <div style="text-align: center; margin-top: 10px;"> </div>
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One piece of ordinary mail addressed to: Tax Claim Bureau Courthouse 35 West Main Street Bloomsburg, PA 17815		
PS Form 3817, Mar. 1989 * U.S. GPO: 1989-242-531/05281		
U.S. POSTAL SERVICE CERTIFICATE OF MAILING		Affix fee here in stamps or postage meter and post mark. <div style="text-align: center; font-size: 2em; margin-top: 20px;"> 2010 JUN 10 10:00 AM BLUE BELL PA </div> <div style="text-align: center; margin-top: 10px;"> </div>
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		
Received From: Lml 6611-16 <div style="text-align: center;"> Kaplin Stewart Union Meeting Corporate Center, 910 Harvest Dr. P.O. Box 3037 Blue Bell, PA 19422-0765 </div>		
One piece of ordinary mail addressed to: Mary F. Ward Tax Collector for Town of Bloomsburg 301 East Second Street Bloomsburg, PA 17815		
PS Form 3817, Mar. 1989 * U.S. GPO: 1989-242-531-05281		

U.S. POSTAL SERVICE CERTIFICATE OF MAILING		Affix postage stamps or meter or cash
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER		1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
Received From:	LML 6611-16 Kaplin Stewart Union Meeting Corporate Center, 910 Harvest Dr. P.O. Box 3037 Blue Bell, PA 19422-0765	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
One piece of ordinary mail addressed to:	Tenant/Occupant 1230 Old Berwick Road Bloomsburg, PA 17815	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
PS Form 3817, Mar. 1989 * U.S. GPO: 1989-242-531/05281		1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

PRAMCO III, LLC, : IN THE COURT OF COMMON PLEAS
 Plaintiff : OF THE 26TH JUDICIAL DISTRICT
 VS : OF PENNSYLVANIA
 PHILLIP L. VAUGHN, ET AL, : COLUMBIA COUNTY BRANCH
 : CIVIL ACTION-LAW
 Defendant : NOS. 540 AND 531 OF 2008

PRAMCO III, LLC, : IN THE COURT OF COMMON PLEAS
 Plaintiff : OF THE 26TH JUDICIAL DISTRICT
 VS : OF PENNSYLVANIA
 V&R SPECTRUM ENTERPRISES, INC: COLUMBIA COUNTY BRANCH
 : CIVIL ACTION-LAW
 Defendant : NOS. 517, 519, 530 OF 2008

APPEARANCES:

WILLIAM J. LEVANT, ESQUIRE, Attorney for Plaintiff.
 RUTH BORLAND, ESQUIRE, Attorney for Defendant.

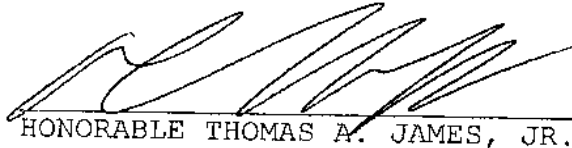
AMENDED ORDER OF COURT

FILED
 PROthonotary
 2008 OCT -9 P 2:03
 CLERK OF COURT'S OFFICE
 COUNTY OF COLUMBIA, PA

AND NOW, to wit, this 6th day of October, 2008, after conference with counsel and consideration of Attorney William J. Levant and Kaplin, Stewart, Meloff, Reither & Stein P.C.'s petition for leave to withdraw as counsel for Plaintiff, said petition is granted and said firm and counsel are hereby withdrawn as counsel for Plaintiff. The argument in the underlying matter concerning Plaintiff's petitions to open or strike the judgements scheduled for October 30, 2008 is hereby postponed to be rescheduled under a separate Order some time approximately in December 2008. The sheriff's sale

scheduled for November 12, 2008 is hereby postponed. The sheriff is DIRECTED to announce the postponement at the sale on November 12, 2008 and to announce at said time a date certain for the sale in January 2009 and take whatever steps are necessary in order to meet the legal requirements for said sale but to minimize or avoid additional costs for advertising, etc. It is specifically ORDERED that the January 2009 sale need not and shall not be advertised and no new notice to the parties is needed since the new sale shall be announced at the date of the postponed sale.

BY THE COURT,



HONORABLE THOMAS A. JAMES, JR.

PRAMCO III, LLC, : IN THE COURT OF COMMON PLEAS
Plaintiff : OF THE 26TH JUDICIAL DISTRICT
VS : OF PENNSYLVANIA
PHILLIP L. VAUGHN, ET AL, : COLUMBIA COUNTY BRANCH
: CIVIL ACTION-LAW

Defendant : NOS. 540 AND 531 OF 2008

PRAMCO III, LLC, : IN THE COURT OF COMMON PLEAS
Plaintiff : OF THE 26TH JUDICIAL DISTRICT
VS : OF PENNSYLVANIA
V&R SPECTRUM ENTERPRISES, INC: COLUMBIA COUNTY BRANCH
: CIVIL ACTION-LAW

Defendant : NOS. 517, 519, 530 OF 2008

APPEARANCES:

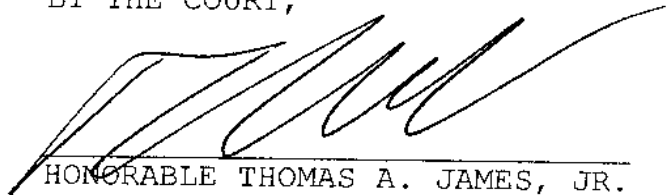
WILLIAM J. LEVANT, ESQUIRE, Attorney for Plaintiff.
RUTH BORLAND, ESQUIRE, Attorney for Defendant.

ORDER OF COURT

AND NOW, to wit, this 6th day of October, 2008, after
conference with counsel and consideration of Attorney
William J. Levant and Kaplin, Stewart, Meloff, Reither &
Stein P.C.'s petition for leave to withdraw as counsel for
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is hereby postponed to be rescheduled under a separate Order
some time approximately in December 2008. The sheriff's sale

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BY THE COURT,

A handwritten signature in black ink, appearing to read 'T. A. James, Jr.', is written over a horizontal line. The signature is stylized with a large initial 'T' and a long, sweeping flourish at the end.

HONORABLE THOMAS A. JAMES, JR.

THE LAW OFFICES OF
BORLAND & BORLAND, L.L.P.
11TH FLOOR
69 PUBLIC SQUARE
WILKES-BARRE, PENNSYLVANIA 18701-2597

KIMBERLY D. BORLAND
RUTH SLAMON BORLAND
DAVID P. TOMASZEWSKI

TELEPHONE (570) 822-3311

FAX (570) 822-9894

borlandk@borlaw.com
borlandr@borlaw.com
tzewski@borlaw.com

October 14, 2008

TIMOTHY T CHAMBERLAIN
THE SHERIFF OF COLUMBIA COUNTY
35 WEST MAIN STREET
BLOOMSBURG PA 17815

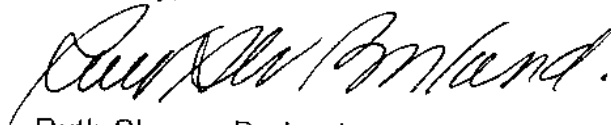
Re: Pramco III, LLC v. Vaughn, et al
Columbia County CCP Number:
2008 CV 540
File No.: LK/71090

Dear Sheriff Chamberlain:

Enclosed please find a copy of an Order of Court dated October 6, 2008 wherein it is stated that the sheriff's sale scheduled for November 12, 2008 in this matter is to be postponed until January, 2009.

Please feel free to contact me if you have any questions.

Sincerely,



Ruth Slamon Borland

RSB:bd
Enclosure
cc: Brenda and Phillip Vaughn

PRAMCO III, LLC,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26TH JUDICIAL DISTRICT
Plaintiff	:	OF PENNSYLVANIA
VS	:	COLUMBIA COUNTY BRANCH
PHILLIP L. VAUGHN, ET AL,	:	CIVIL ACTION-LAW
	:	
Defendant	:	NOS. 540 AND 531 OF 2008

PRAMCO III, LLC,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26TH JUDICIAL DISTRICT
Plaintiff	:	OF PENNSYLVANIA
VS	:	COLUMBIA COUNTY BRANCH
V&R SPECTRUM ENTERPRISES, INC:	:	CIVIL ACTION-LAW
	:	
Defendant	:	NOS. 517, 519, 530 OF 2008

APPEARANCES:

WILLIAM J. LEVANT, ESQUIRE, Attorney for Plaintiff.
 RUTH BORLAND, ESQUIRE, Attorney for Defendant.

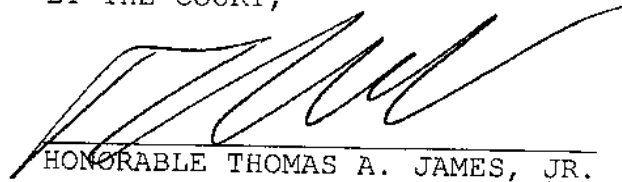
ORDER OF COURT

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OCT 10 2008
 10:01-3 PM
 1247

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BY THE COURT,

A handwritten signature in black ink, consisting of several stylized, overlapping loops and strokes, positioned above a horizontal line.

HONORABLE THOMAS A. JAMES, JR.

PRAMCO III, LLC,

Plaintiff

VS

PHILLIP L. AND BRENDA J.

VAUGHN AND JOHN A. ROBBINS,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: OF PENNSYLVANIA
: COLUMBIA COUNTY BRANCH
: CIVIL ACTION-LAW
: NO. 540-CV OF 2008
: NO. 109-ED OF 2008

APPEARANCES:

WILLIAM J. LEVANT, ESQUIRE, Attorney for Plaintiff.

RUTH BORLAND, ESQUIRE, Attorney for Defendant.

ORDER OF

*She would like
H.R. 5411 out of
The Paper*

AND NOW, to wit, this

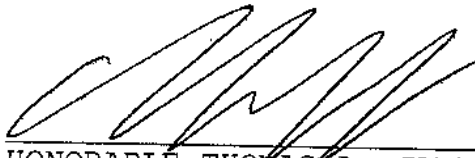
conference with counsel for t

scheduled for August 27, 2008

sheriff shall reschedule the m

of October 1, 2008.

BY



HONORABLE THOMAS A. JAMES, JR.

CLERK OF COURTS OFFICE
COLUMBIA, PA.

2008 JUL 11 P 1:51

FILED
PROTHONOTARY

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY: William J. Levant, Esquire (I.D. No. 54286)

910 Harvest Drive

Post Office Box 3037

Blue Bell, PA 19422

610/260-6000 / Telecopier (610) 684-2020

wlevant@kaplaw.com

Attorneys for Plaintiff

PRAMCO III, LLC

Plaintiff

vs.

PHILLIP L. and BRENDA J. VAUGHN

and **JOHN A. ROBBINS**

Defendants

COURT OF COMMON PLEAS
COLUMBIA COUNTY, PA

No. 2008-CV-540

2008-ED-109

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Brenda and Phillip Vaughn and John A. Robbins
c/o Ruth Slamon Borland, Esquire
Borland & Borland, L.L.P.
69 Public Square, 11th Fl.
Wilkes-Barre, PA 18701-2597

Re: **\$223,000.00 Note and Mortgage dated August 10, 2000 in favor of**
Keystone Financial Bank, N.A., now held by Pramco III, LLC

That certain parcel of land known as: 1230 Old Berwick Road, Bloomsburg, PA 17815 - Partly situate in the Town of Bloomsburg and partly situate in Scott Township (Tax Parcel No. 05E-20-024-02), a legal description of which is attached hereto, was originally scheduled to be sold at Sheriff's Sale on **Wednesday, August 27, 2008, at 10:00 a.m. o'clock, but was postponed by Court Order to Wednesday, November 12, 2008 at 9:00 a.m. o'clock, at the Sheriff's Office of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the judgment of \$279,918.78 obtained by the Plaintiff on March 24, 2008, plus interest through the sheriff's sale date, plus costs.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Plaintiff the entire balance due, plus costs and attorneys' fees due and owing. To find out how much you must pay, you may call: William J. Levant, Esquire, at (610) 260-6000.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

MOTHY 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.

PRAMCO III

VS.

PHILLIP & BRENDA VAUGHN & JOHN
ROBBINS

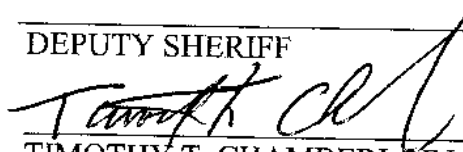
WRIT OF EXECUTION #109 OF 2008 ED

POSTING OF PROPERTY

July 21, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PHILLIP & BRENDA VAUGHN & JOHN ROBBINS AT 1230 OLD BERWICK ROAD
BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY SHERIFF TIMOTHY CHAMBERLAIN.

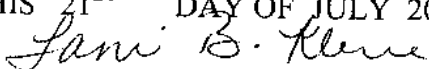
SO ANSWERS:

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 21ST DAY OF JULY 2008



Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

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

PRAMCO III, LLC

Docket # 109ED2008

VS

MORTGAGE FORECLOSURE

PHILLIP L. VAUGHN
BRENDA J. VAUGHN
JOHN A. ROBBINS

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JUNE 19, 2008, AT 3:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON PHILLIP VAUGHN AT 1230 OLD BERWICK ROAD, BLOOMSBURG BY HANDING TO PHILLIP VAUGHN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JUNE 19, 2008

Lami B. Klevé
NOTARY PUBLIC

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

J. Arter
J. ARTER
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

PRAMCO III, LLC

Docket # 109ED2008

VS

MORTGAGE FORECLOSURE

PHILLIP L. VAUGHN
BRENDA J. VAUGHN
JOHN A. ROBBINS

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JUNE 19, 2008, AT 3:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRENDA VAUGHN AT 1230 OLD BERWICK ROAD, BLOOMSBURG BY HANDING TO BRENDA VAUGHN, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, JUNE 19, 2008

Lami B. Kleve
NOTARY PUBLIC

**Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012**

SO ANSWERS,

Timothy T. Chamberlain

SHERIFF TIMOTHY T. CHAMBERLAIN

J. Carter
CLERK
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
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PRAMCO III, LLC

Docket # 109ED2008

VS

MORTGAGE FORECLOSURE

PHILLIP L. VAUGHN
BRENDA J. VAUGHN
JOHN A. ROBBINS

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, JUNE 20, 2008, AT 9:50 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOHN ROBBINS AT COLUMBIA COUNTY SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO JOHN ROBBINS, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, JUNE 20, 2008


NOTARY PUBLIC

Proth & Clerk of Sev. Courts
My Com. Ex. 1st Monday in 2012

SO ANSWERS,


SHERIFF TIMOTHY T. CHAMBERLAIN

X 
C. CARROLL
DEPUTY SHERIFF

PRAMCO III, LLC,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26TH JUDICIAL DISTRICT
Plaintiff	:	OF PENNSYLVANIA
VS	:	COLUMBIA COUNTY BRANCH
PHILLIP L. AND BRENDA J.	:	CIVIL ACTION-LAW
VAUGHN AND JOHN A. ROBBINS,	:	NO. 540-CV OF 2008
Defendant	:	NO. 109-ED OF 2008

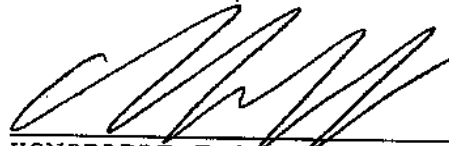
APPEARANCES:

WILLIAM J. LEVANT, ESQUIRE, Attorney for Plaintiff.
 RUTH BORLAND, ESQUIRE, Attorney for Defendant.

ORDER OF COURT

AND NOW, to wit, this 9th day of July, 2008, after conference with counsel for the parties, the sheriff's sale scheduled for August 27, 2008 is hereby postponed. The sheriff shall reschedule the matter for sale within 60 days of October 1, 2008.

BY THE COURT,



HONORABLE THOMAS A. JAMES, JR.

CLERK OF COURTS OFFICE
 COUNTY OF COLUMBIA, PA

2008 JUL 11 P 1:51

PROTHONOTARY