

PLAINTIFF: PRAMCO III, LLC

vs

DEFENDANTS: PHILLIP L. and BRENDA J. VAUGHN and JOHN A. ROBBINS, Owners

WRIT NO. 2008-CV-540

DEBT: \$279,918.78

SHORT DESCRIPTION:

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, Columbia County, PA (Tax Parcel No. 05E-20-024-02). See Miscellaneous Instrument No. 200800902 recorded in the Recorder of Deeds of Columbia County on 1/30/08. Improvements: vacant land.

The Property is scheduled to be sold at Sheriff's Sale on **Wednesday, August 27, 2008, at 10:00 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.

350 Tenny Street
Bloomsburg, Pennsylvania 17815

cc: File

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

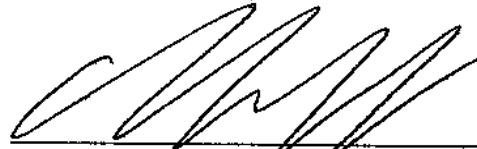
APPEARANCES:

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
COLUMBIA COUNTY, PA

2008 JUL 11 P 1:51

FILED
PROTHONOTARY

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

MARY F. WARD

301 East Second Street
Bloombsburg, PA 17815

DESCRIPTION	ASSESSMENT	RATE	DISC	FACE AMOUNT	10% PENALTY
REAL ESTATE	106315	36.200	3771.63	3848.60	4233.46
INSTALLMENT PLAN	ASSESSED VALUE	106315	3848.60	3771.63	3848.60
First payment	1282.87				4233.46
Second Payment	1282.87			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE
Final Payment	1282.86			IF PAID ON OR BEFORE	IF PAID AFTER
	TAXABLE ASSESSMENT	106315	3848.60	AUG 31	OCT 31 DEC 31

SCHOOL PENALTY AT 10%

PROPERTY DESCRIPTION	ACCT.
PARCEL 05E20 02402000	17073
1230 OLD BERWICK RD	16375.00
20000-7805	89940.00
2.55 ACRES	

THIS TAX RETURNED
TO COURT HOUSE
JANUARY 1, 2009

NAME AND ADDRESS CORRECTION REQUESTED

Tax Notice 2008 County & Municipality

TOWN OF BLOOMSBURG

MAKE CHECKS PAYABLE TO:

Mary F Ward

TOWN HALL

301 E Second St

BLOOMSBURG PA 17815

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

DURING DISCOUNT AND LAST TWO

WEEKS OF FACE

PHONE: 570-784-1581

FOR: COLUMBIA COUNTY

DATE
03/01/2008

BILL NO.
9658

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
GENERAL	106,315	6.146	640.34	653.41	718.75
SINKING		1.345	140.13	142.99	157.29
FIRE/LIBRARY		.58	60.43	61.66	67.83
STREET LIGHT		.882	91.89	93.77	103.15
DEBT SERVICE		.981	102.21	104.30	114.73
TOWN RE		6.159	641.69	654.79	720.27
The discount & penalty have been calculated for your convenience			1,676.69	1,710.92	1,882.02
PAY THIS AMOUNT			April 30 If paid on or before	June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

VAUGHN PHILLIP L & BRENDA J
ROBBINS JOHN A
1230 OLD BERWICK ROAD
BLOOMSBURG PA 17815

CNTY TWP
Discount 2 % 2 %
Penalty 10 % 10 %
PARCEL: 05E-20 -024-02,000
1230 OLD BERWICK RD
2.55 Acres Land 16,375
Buildings 89,940
Total Assessment 106,315

This tax returned to
courthouse on:
January 1, 2009

If you desire a receipt, send a self-addressed manila envelope with your payment.

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

159

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Wednesday, June 18, 2008

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

**PRAMCO III, LLC
VS
PHILLIP L. VAUGHN
BRENDA J. VAUGHN
JOHN A. ROBBINS**

DOCKET # 109ED2008

JD # 540JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

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, is scheduled to be sold at Sheriff's Sale on **Wednesday, August 27, 2008, at 10:00 a.m. ~~10:00~~ 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. 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 ~~20000~~-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.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/17/2008

SERVICE# 3 - OF - 14 SERVICES
DOCKET # 109ED2008

PLAINTIFF PRAMCO III, LLC

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

ATTORNEY FIRM KAPLIN, STEWART, MELOFF, REITER, & STEIN

PERSON/CORP TO SERVED	PAPERS TO SERVED
JOHN ROBBINS	MORTGAGE FORECLOSURE
628 E. 3RD STREET	
BLOOMSBURG	

SERVED UPON JOHN ROBBINS

RELATIONSHIP DEF IDENTIFICATION _____

DATE 6/20/08 TIME 0950 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

6/19/08 1605 5997 NA - LC

DEPUTY

[Signature]

DATE

6/20/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/17/2008

SERVICE# 1 - OF - 14 SERVICES
DOCKET # 109ED2008

PLAINTIFF PRAMCO III, LLC

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

ATTORNEY FIRM KAPLIN, STEWART, MELOFF, REITER, & STEIN

PERSON/CORP TO SERVED
PHILLIP VAUGHN
129 MILLVILLE ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Phillip

RELATIONSHIP DEP IDENTIFICATION _____

DATE 6-19-08 TIME 1540 MILEAGE _____ OTHER _____

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB A 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) 1230 OBR Bloom

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

6-19-08 1530 2 LC.

DEPUTY

J. C. [Signature]

DATE 6-19-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/17/2008

SERVICE# 2 - OF - 14 SERVICES
DOCKET # 109ED2008

PLAINTIFF PRAMCO III, LLC

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

ATTORNEY FIRM KAPLIN, STEWART, MELOFF, REITER, & STEIN

PERSON/CORP TO SERVED
BRENDA VAUGHN
129 MILLVILLE ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON BREND J.

RELATIONSHIP DEB IDENTIFICATION _____

DATE 6-19-08 TIME 1540 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) 1230 OBR
Bloom

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

6-19-08 1530 2 LC

DEPUTY

J. Carter

DATE 6-19-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/17/2008

SERVICE# 5 - OF - 14 SERVICES
DOCKET # 109ED2008

PLAINTIFF PRAMCO III, LLC

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

ATTORNEY FIRM KAPLIN, STEWART, MELOFF, REITER, & STEIN

PERSON/CORP TO SERVED
TENANT(S)
1230 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON BRENDA VAUGHN

RELATIONSHIP TENANT IDENTIFICATION _____

DATE 6/19/08 TIME 1115 MILEAGE _____ OTHER _____

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

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

(F) OTHER (SPECIFY) SERVED ON TENANT

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

E. J. Carroll

DATE 6/19/08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/17/2008

SERVICE# 6 - OF - 14 SERVICES
DOCKET # 109ED2008

PLAINTIFF PRAMCO III, LLC

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

ATTORNEY FIRM KAPLIN, STEWART, MELOFF, REITER, & STEIN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Mary Ward

RELATIONSHIP Tax Collector IDENTIFICATION _____

DATE 6-18-8 TIME 1125 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 6-18-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 6/17/2008

SERVICE# 7 - OF - 14 SERVICES
DOCKET # 109ED2008

PLAINTIFF PRAMCO III, LLC

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

ATTORNEY FIRM KAPLIN, STEWART, MELOFF, REITER, & STEIN

PERSON/CORP TO SERVED
BLOOMSBURG SEWER
2ND STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON LEANNET CASHNER

RELATIONSHIP OFFICE MANAGER IDENTIFICATION _____

DATE 6-19-08 TIME 1130 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. C. [Signature]

DATE 6-19-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/17/2008

SERVICE# 8 - OF - 14 SERVICES
DOCKET # 109ED2008

PLAINTIFF PRAMCO III, LLC

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

ATTORNEY FIRM KAPLIN, STEWART, MELOFF, REITER, & STEIN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 6-18-8 TIME 1058 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. Cole

DATE 6-19-8

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:19-JUN-08

FEE:\$5.00

CERT. NO:4737

VAUGHN PHILLIP L & BRENDA J
ROBBINS JOHN A
1230 OLD BERWICK ROAD
BLOOMSBURG PA 17815

DISTRICT: TOWN OF BLOOMSBURG
DEED 20000-7805
LOCATION: 1230 OLD BERWICK RD BLOOMSBURG
PARCEL: 05E-20 -024-02,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2006	PRIM	6,588.54	129.49		170.00	6,888.03
2007	PRIM	6,209.73	133.69		0.00	6,343.42
TOTAL DUE :						\$13,231.45

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: September,2008

THIS IS TO CERTIFY THAT,ACCORDING TO OUR RECORDS,TAX LIENS AS OF
DECEMBER 31, 2007

REQUESTED BY: Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 6/17/2008

SERVICE# 11 - OF - 14 SERVICES
DOCKET # 109ED2008

PLAINTIFF PRAMCO III, LLC

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

ATTORNEY FIRM KAPLIN, STEWART, MELOFF, REITER, & STEIN

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP Client IDENTIFICATION _____

DATE 6-19-8 TIME 1030 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Carter

DATE 6-19-8

REAL ESTATE OUTLINE

ED # 109-08

DATE RECEIVED 6-17-08

DOCKET AND INDEX 6-18-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WAIVER OF WATCHMAN

AFFIDAVIT OF LIENS LIST

CHECK FOR \$1,350.00 OR _____

✓

✓

✓

✓

CK# 5330

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

SALE DATE

POSTING DATE

ADV. DATES FOR NEWSPAPER

Aug. 27, 08 TIME 1000

July 22, 08

1ST WEEK Aug 6

2ND WEEK 13

3RD WEEK 20, 08

SHERIFF'S SALE

WEDNESDAY AUGUST 27, 2008 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 95 OF 2008 ED AND CIVIL WRIT NO. 565 OF 2008 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:

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 20000-07805 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.

TERMS OF SALE

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Philadelphia, PA 19103

Sheriff of Columbia County
Timothy T. Chamberlain
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Lisa M. LaPenna
Direct Dial: (610) 941-2523
Direct Fax: (610) 684-2114
Email: llapenna@kaplaw.com
www.kaplaw.com

June 12, 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**

2008-ED-109
Dear Sir/Madam:

Enclosed is a Praecipe for Writ of Execution for real estate and its \$23.00 filing fee. Please docket the original and return the time-stamped copy back to me in the enclosed envelope.

Please forward the remaining package including the sale deposit in the amount of \$1,350 to the Sheriff for processing.

By copy of this letter to the Sheriff, please let me know if you will accept a short legal description for the advertising and I will forward it to you.

Thank you.

Very truly yours,

KAPLIN STEWART MELOFF REITER & STEIN, P.C.



Lisa M. LaPenna
Paralegal

Enclosures

cc: Sheriff of Columbia County
William J. Levant, Esq.

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

CERTIFICATION

I, the undersigned, under the penalties of 18 Pa.C.S §4904, do hereby certify that:

(1) This praecipe is based upon a judgment entered by confession, and

(2) The Prothonotary is authorized to issue this Praecipe because :

- _____ (a) Notice has been served pursuant to Rule 2958.1 at least thirty days prior to the filing of this praecipe as evidenced by a return of service filed of record.
- _____ (b) Notice will be served at least thirty days prior to the date of the sheriff's sale of real property pursuant to Rule 2958.2.
- _____ (c) Notice will be served with the writ of execution pursuant to Rule 2958.3.
- _____ (d) Notice was served in connection with a prior execution on this judgment and, pursuant to Rule 2958.4, no further notice is required.
- X (e) Notice is not required under Rule 2956.1(c) because a petition to open or strike the judgment was previously filed.

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

By: _____

William J. Levant, Esquire

I.D. No. 54286

Attorneys for Plaintiff

Dated: 6/6/08

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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 ~~20000~~-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.

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KAPLIN STEWART MELOFF REITER & STEIN, P.C.

By: William J. Levant, Esquire

Attorney for Plaintiff

I.D. No. 54286

350 Sentry Parkway, Bldg. 640

Blue Bell, PA 19422

(610) 941-2474

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*
:
:

CERTIFICATION

I, William J. Levant, hereby states that he is the attorney for the Plaintiff in the above-captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

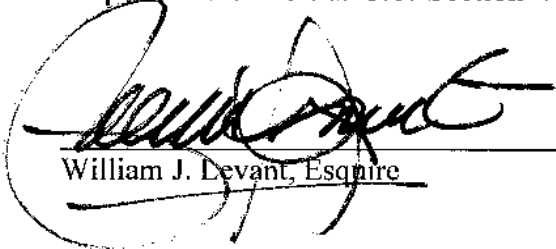
_____ an FHA mortgage

X non-owner occupied + *non-residential*

_____ vacant

_____ Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsifications to authorities.



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

AFFIDAVIT OF WHEREABOUTS OF THE DEFENDANTS

I, WILLIAM J. LEVANT, ESQUIRE, under penalty of 18 Pa. C.S. Section 4904 do hereby certify that the names and current addresses of all parties to this case (or of their respective attorneys) are as set forth below :

**DEFENDANTS, Phillip L. Vaughn, Brenda J. Vaughn
and John A. Robbins are represented by:**

Ruth Slamon Borland, Esquire

Borland & Borland, L.L.P.

69 Public Square, 11th Fl.

Wilkes-Barre, PA 18701-2597

Phillip L. Vaughn and Brenda J. Vaughn

129 Millville Rd.

Bloomsburg, PA 17815

John A. Robbins

628 East 3rd 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

Date: 6/6/08

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

By: William J. Levant, Esquire

Attorney for Plaintiff

I.D. No. 54286

350 Sentry Parkway, Bldg. 640

Blue Bell, PA 19422

(610) 941-2474

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

WATCHMAN RELEASE

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

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY:


William J. Levant, Esquire

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

By: William J. Levant, Esquire

Attorney for Plaintiff

I.D. No. 54286

350 Sentry Parkway, Bldg. 640

Blue Bell, PA 19422

(610) 941-2474

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

AFFIDAVIT OF NON-MILITARY SERVICE

WILLIAM J. LEVANT, ESQUIRE, deposes and says that he represents the Plaintiff, that as such, he is authorized to give this Affidavit, and that to the best of his knowledge, information and belief, and as shown on the attached Department of Defense reports, the Defendants are each over 18 years of age, and are not members of the Military Service of the United States or its Allies or otherwise within the provisions of the Servicepersons' Civil Relief Act of 2003, as shown on the attached Department of Defense reports, and that this Affidavit is taken subject to the penalties of 18 Pa.C.S.A. Section 4904 relating to unsworn falsifications to authorities.

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY:


William J. Levant, Esquire

Department of Defense Manpower Data Center

JUN-11-2008 17:31:08



Military Status Report
Pursuant to the Servicemembers Civil Relief Act

◀ Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
VAUGHN	Phillip	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Military.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The Department of Defense strongly supports the enforcement of the Servicemembers Civil Relief Act [50 USCS Appx. §§ 501 et seq] (SCRA) (formerly the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's active duty status by contacting that person's Military Service via the "defenselink.mil" URL provided below. If you have evidence the person is on active-duty and you fail to obtain this additional Military Service verification, provisions of the SCRA may be invoked against you.

If you obtain further information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects current active duty status only. For historical information, please contact the Military Service SCRA points-of-contact.

See: <http://www.defenselink.mil/faq/pis/PC09SLDR.html>

WARNING: This certificate was provided based on a name and Social Security number (SSN) provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.

Report ID: **EDTOKKXTUC**

Department of Defense Manpower Data Center

JUN-11-2008 17:15:26



Military Status Report
Pursuant to the Servicemembers Civil Relief Act

◀ Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
VAUGHN	John	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Military.

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

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Report ID: **EDPUXMOSJX**

Department of Defense Manpower Data Center

JUN-11-2008 17:16:55



Military Status Report
Pursuant to the Servicemembers Civil Relief Act

◀ Last Name	First/Middle	Begin Date	Active Duty Status	Service/Agency
VAUGHN	Brenda	Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty.		

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Military.

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

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Report ID: EDQEQQJMH

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

AFFIDAVIT OF LIENS PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

:
:
§
:

William J. Levant, Esquire, attorney for the Plaintiff in the above action, being duly sworn according to law, deposes and says that he is authorized to make this Affidavit on behalf of Plaintiff; and that the following information concerning that certain parcel of real property 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 property description of which is attached as Exhibit "A" is true and correct to the best of his knowledge, information and belief as of the date the Praeceptum for Writ of Execution was filed.

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

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

2. Name and address of Defendant(s) in the judgment:

(Same as above)

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

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

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

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

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

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

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

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

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

Tenant/Occupant
1230 Old Berwick Road
Bloomsburg, PA 17815

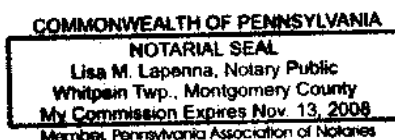
KAPLIN STEWART MELOFF REITER & STEIN, P.C.

By:


William J. Levant, Esquire

Sworn to and subscribed
before me this 6th day
of June, 2008.


Notary Public



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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KAPLIN STEWART MELOFF REITER & STEIN, P.C.

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

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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, is scheduled to be sold at Sheriff's Sale on **Wednesday, _____, 2008**, at _____ a.m./p.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 ~~20000~~-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

2008-ED-109

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 ningun 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

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

- (1) \$300.00 statutory exemption
- (2) Bibles, school books, sewing machines, uniforms and equipment
- (3) Most wages and unemployment compensation
- (4) Social 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

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

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 of 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 Sheriff of Columbia County,
35 West Main Street, Bloomsburg, PA 17815
Telephone Number: 570-389-5622

WRIT OF EXECUTION - (CONFESSED JUDGMENT)
P.R.C.P. 3180 to 3183 and Rule 3257

<u>PRAMCO III, LLC</u> Plaintiff vs. <u>PHILLIP L. and BRENDA J. VAUGHN</u> and <u>JOHN A. ROBBINS</u> Defendants	: : : : : : : :	COURT OF COMMON PLEAS COLUMBIA COUNTY, PA No. 2008-CV-540 <i>2008-ED-109</i> WRIT of EXECUTION CONFESSED JUDGMENT
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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	<u>3,397.44</u>

Total **\$283,316.22,**
Plus costs as per endorsement hereon and interest through date of marshal's sale.

Dated June 16, '08



Prothonotary, Common Pleas Court of Columbia County, Penna.

By: _____
Deputy

5330

PRAMCO III LLC

6894 PITTSFORD PALMYRA ROAD
200 CROSSEYS OFFICE PARK, SUITE 230
FAIRPORT, NY 14450

JPMORGAN CHASE BANK, N.A.
ROCHESTER, NEW YORK 14643
WWW.CHASE.COM

04/03/2008

PAY TO THE
ORDER OF

Sheriff of Columbia County

\$ **1,350.00

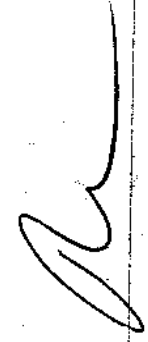
One Thousand Three Hundred Fifty and 00/100*****

DOLLARS

Sheriff of Columbia County

MEMO

54230020



⑈005330⑈ ⑈022300⑈73⑈ 657500795565⑈

MP