

COLUMBIA COUNTY TAX CLAIM BUREAU

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815
(570) 389-5648

December 22, 2008

Karen:

On December 19, 2008, Tax Claim Bureau received a check from the Sheriff's office.

#1) This check # 4164 was written in the amount of \$ 10575.85 to payoff the 2006 & 2007 delinquent taxes on parcels 04C-01-023-00,000 & 04C-01-022-00,000, assessed in the name of Adele Management. The sheriff check includes a \$5.00 Lien Certificate fee. The Tax Claim office only has a delinquent amount of \$ 4969.57.

Please provide an exchange check for the Sheriff office for the total difference of \$ 5601.28.

If you have any further questions, please call me. Thank You.

Parcel # 04C-01-022-00,000 & 04C-01-023-00,000

Delinquent taxes -	\$ 4969.57
Lien Certificate Fee -	\$ + 5.00
Total Due	\$ 4974.57

Sheriff check (# 4164)	\$ <u>10,575.85</u>
Difference Due on	
Exchange check :	\$ 5601.28

ch Date
12/26/08

Sincerely,

Renae Newhart
Tax Claim Office Manager

Check # 00073258 12/26/2008 Vendor: TASHERRIFF-COLUMBIA COUNTY SHERIFF COLUMBIA COUNTY COURTHOUSE
 Invoice No Date Amount PO No Budgetary Account Description
 ADRIE MANAGEMENT 12/22/2008 \$601.28 B19013 01-0486-684-000-00-000-000-000-0000 TAXES HELD IN ESCROW

122-08
 Jeff Hill

NON-NEGOTIABLE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER.

COUNTY OF COLUMBIA
 BLOOMSBURG, PA 17816

Pay Exactly Five Thousand Six Hundred One Dollars And 28 Cents

To the Order of:

COLUMBIA COUNTY SHERIFF

GENERAL FUND

First Columbia Bank and Trust Co.
 Check Number 00073258

Amount	Check Date
***\$5,601.28	12/26/2008

VOID AFTER 90 DAYS

Chris Young, Chief Clerk
 David M. McDaniel, Treasurer
 COMMISSIONERS

AUTHORIZED SIGNATURE(S)

1073258 10313059361 0021138 811

THIS DOCUMENT CONTAINS A TRUE WATERMARK VISIBLE ON BOTH SIDES, VISIBLE AND FLUORESCENT FIBERS AND CHEMICAL STAIN REAGENTS.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia Bank + Trust vs Adele Management Co. Inc.

NO. 142-08 ED NO. 692-08 JD

DATE/TIME OF SALE: Nov. 12 0900

BID PRICE (INCLUDES COST) \$ 18809.11

POUNDAGE - 2% OF BID \$ 376.18

TRANSFER TAX - 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ 19185.29

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): X *Robert L. Leiby, V.P.*
First Columbia Bank + Trust Co.

TOTAL DUE: \$ 19185.29

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 17835.29

SHERIFF'S SALE COST SHEET

First Columbia Court & Court VS. Atkins
 NO. 142-08 ED NO. 670-08 JD DATE/TIME OF SALE Dec 10 2008

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>15.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>17.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>15.00</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>1.50</u>
NOTARY	\$ <u>1.00</u>
TOTAL *****	\$ <u>370.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1057.79</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1282.79</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>12.50</u>
TOTAL *****	\$ <u>22.50</u>

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ <u>1574.71</u>
SCHOOL DIST. 20	\$ <u>225.44</u>
DELINQUENT 20	\$ <u>107.85</u>
TOTAL *****	\$ <u>1908.00</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>225.44</u>
WATER 20	\$ <u>225.44</u>
TOTAL *****	\$ <u>450.88</u>

SURCHARGE FEE (DSTE)	\$ <u>100.00</u>
MISC. <u>County</u>	\$ <u>90.00</u>
<u>Corp. Taxes</u>	\$ <u>166.00</u>
TOTAL *****	\$ <u>356.00</u>

TOTAL COSTS (OPENING BID) \$ 1886.77



60-593
313

CHECK NO. 058963

EXPENSE CHECK

DATE 11/14/2008

PAY ***17,835* DOLLARS 29 CENTS***

AMOUNT
***17,835.29*

COLUMBIA COUNTY SHERIFF'S OFFICE

TO THE
ORDER
OF

[Signature]

⑈058963⑈ ⑆031305936⑆ ⑈0185299⑈

05

MAIN STREET OFFICE
16 West Main Street
Bloomsburg, PA 17815-1703
570.389.0663 telephone
570.389.8027 facsimile

Susan M. Hill
Wm. Kim Hill

HARDING & HILL LLP

ATTORNEYS AT LAW

THIRD STREET OFFICE
38 West Third Street
Bloomsburg, PA 17815-1707
570.784.6770 telephone
570.784.6075 facsimile

Elwood R. Harding
P. Jeffrey Hill

November 14, 2008

Tim Chamberlain, Sheriff
Columbia County Sheriff's Dept.
Columbia County Courthouse
Bloomsburg, PA 17815

RE: First Columbia Bank & Trust Co. vs. Adele Management

Dear Tim:

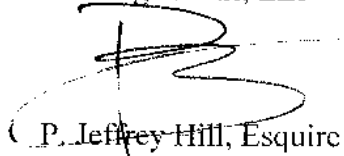
With respect to the deed, the grantee should be "First Columbia Bank & Trust Co.", 11 West Main Street, Bloomsburg, PA 17815.

Also, as you requested, enclosed is a copy of the mortgage dated March 29, 2001.

If you have any other questions, please call me.

Very truly yours,

Harding & Hill, LLP



P. Jeffrey Hill, Esquire

PJH/ts

Enclosure

cc. Bert Leiby

SHERIFF'S REAL ESTATE FINAL COST SHEET

NO. 1720 ED NO. 100 JD

TOTAL AMOUNT NEEDED TO PURCHASE \$ 17185.00

PURCHASER(S) SIGNATURE(S): *Art L. Lecher V.P.*

* Port L. Leiby, V.P.
First Columbia Bank & Trust Co.

TOTAL DUE IN 8 DAYS \$ 17835.29

**PRIORITY CLAIM
FOR
SHERIFFS SALE**
Please Print or Type

EXECUTION NUMBER

692CV2008

DATE OF SALE

11/12/2008

AMOUNT

\$1,606.00

MR TIMOTHY T CHAMBERLAIN
SHERIFF OF COLUMBIA COUNTY
BOX 380

BLOOMSBURG

PA 17815

CORPORATION TAX FILE (BOX) NUMBER

4415032

\$1,606.00

EMPLOYER EIN

-

\$0.00

SALES TAX LICENSE NUMBER

-

\$0.00

SOCIAL SECURITY NUMBER

-

\$0.00

DEFENDANT ADELE MANAGEMENT COMPANY INC

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. § 8151 and 72 P.S. § 1402 (Fiscal Code § 1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. § 7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

☐ Sales and Use Tax, 72 P.S. § 7242

☐ Employer Withholding Tax, 72 P.S. § 7345

☐ Pennsylvania Personal Income Tax, 72 P.S. § 7345

B. A Corporation tax lien is a first lien and is required to be paid out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. § 1401 (Fiscal Code § 1401).

☒ Corporation Taxes, 72 P.S. § 1401

STATEMENT OF ACCOUNT

Type of Tax	Settlement or Lien Date	Lien Number or Filing Period	Amount or Balance
Corp Tax		12-31-2007	\$1,606.00
TOTAL:			\$1,606.00

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of

Revenue 29 day of, October 2008

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

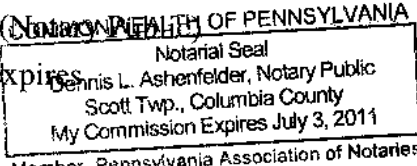
Thomas W. Wolf

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

Paula J. Barry being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said Town, County and State since that day and on the attached notice October 22, 29 and November 5, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 5th day of November, 2008.

My commission expires



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

Luzerne County Sheriff's Department
Luzerne County Courthouse



200 North River Street
Wilkes-Barre, Pennsylvania 18711
(570) 825-1651

142ED2008

Columbia Co.

FIRST COLUMBIA BANK & TRUST CO

VS

ADELE MANAGEMENT CO, INC

STATE OF PENNSYLVANIA
LUZERNE COUNTY, SS:

MARK SENCZAKOWICZ, DEPUTY SHERIFF, for SHERIFF of said county, being duly sworn according to law, deposes and says, that on Tuesday the 30TH day of SEPTEMBER 20 08 at 6:20 P. M., prevailing time, he served the within WRIT OF EXECUTION

upon ADELE MANAGEMENT CO, INC

the within named, by handing to NICK DIPASQUALE
the person for the time being in charge at 509 MINGLE INN RD., BERWICK

in the County of Luzerne, State of Pennsylvania, a true and attested copy and making known the contents thereof.

Sworn to and subscribed before me

this 7TH day of OCTOBER 20

COMMONWEALTH OF PENNSYLVANIA

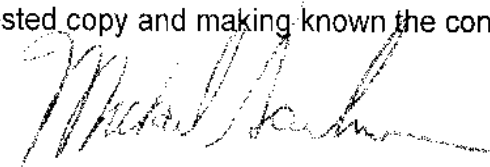
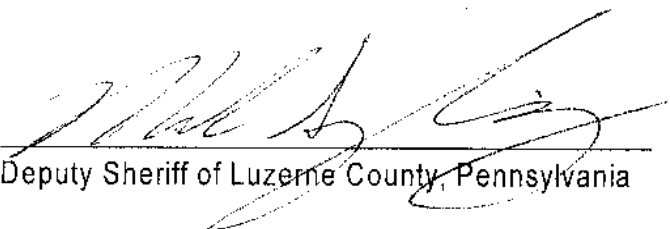
NOTARIAL SEAL

Catherine M. Guarnieri, Notary Public

Berwick Borough, Luzerne County

My Commission Expires February 14, 2012

Notary


Sheriff of Luzerne County
by _____
Deputy Sheriff of Luzerne County, Pennsylvania

LUZERNE COUNTY SHERIFF'S OFFICE
200 N RIVER STREET
WILKES-BARRE, PA 18701

TR# 88 REG# 05 OP# 17 10/21/2008
10/21/2008 15:30:00

Othr County Civ Proc

ACCOUNT#: 100.4197.36206

FINANCE Receipt#: 180150

TR LINE#: 1

5329

AMT: 19.00

Mileage - Deputy #1

ACCOUNT#: 100.00.235020

FINANCE Receipt#: 180150

TR LINE#: 2

5329

AMT: 25.00

Other Cnty Srv Form

ACCOUNT#: 100.4197.36207

FINANCE Receipt#: 180150

TR LINE#: 3

5329

AMT: 1.00

Tendered

CHECK: 4049 45.00

CHANGE: .00

TOTAL: 45.00

-- THANK YOU --

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 180
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST COLUMBIA BANK & TRUST CO.

142ED2008

VS

MORTGAGE FORECLOSURE

ADELE MANAGEMENT COMPANY, INC.

NOW, TUESDAY, SEPTEMBER 16, 2008, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF LUZERNE PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, ADELE MANAGEMENT COMPANY, INC. NICHOLAS DIPASQUALE, AT 509 MINGLE INN ROAD, BERWICK, PA

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

FIRST COLUMBIA BANK & TRUST CO.

VS.

ADELE MANAGEMENT CO., INC.

WRIT OF EXECUTION #142 OF 2008 ED

POSTING OF PROPERTY

October 8, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ADELE MANAGEMENT CO INC AT 1137-1147 FREAS AVENUE BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

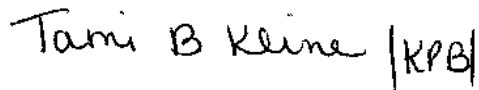
SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 13ST DAY OF OCTOBER 2008

 Tami B Kline |KPB|

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

FIRST COLUMBIA BANK & TRUST CO.

Docket # 142ED2008

VS

MORTGAGE FORECLOSURE

ADELE MANAGEMENT COMPANY, INC.

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, SEPTEMBER 15, 2008, AT 5:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CONNIE DONLIN AT 1145 FREAS AVENUE APT 1145A, BERWICK BY HANDING TO MELISSA DEFINA, Friend, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 16, 2008

Tammy B Kline / KPB
NOTARY PUBLIC

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

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

HARDING AND HILL
16 WEST MAIN STREET
Suite
BLOOMSBURG, PA 17815

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST COLUMBIA BANK & TRUST CO.

Docket # 142ED2008

VS

MORTGAGE FORECLOSURE

ADELE MANAGEMENT COMPANY, INC.

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, SEPTEMBER 15, 2008, AT 5:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MELISSA DEFINA AT 1145 FREAS AVENUE APT 1145R, BERWICK BY HANDING TO MELISSA DEFINA, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 16, 2008

Tami B Kline /KPB/
NOTARY PUBLIC

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

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

HARDING AND HILL
16 WEST MAIN STREET
Suite
BLOOMSBURG, PA 17815

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST COLUMBIA BANK & TRUST CO.

Docket # 142ED2008

VS

MORTGAGE FORECLOSURE

ADELE MANAGEMENT COMPANY, INC.

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, SEPTEMBER 15, 2008, AT 5:40 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON KYLE DEFINA AT 1145 FREAS AVENUE APT 1145R, BERWICK BY HANDING TO MELISSA DEFINA, WIFE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 16, 2008

Tami B. Kline / KPB
NOTARY PUBLIC

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

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

HARDING AND HILL
16 WEST MAIN STREET
Suite
BLOOMSBURG, PA 17815

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST COLUMBIA BANK & TRUST CO.

Docket # 142ED2008

VS

MORTGAGE FORECLOSURE

ADELE MANAGEMENT COMPANY, INC.

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, SEPTEMBER 15, 2008, AT 2:00 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON FLORENCE LOCKARD AT 1145 FREAS AVENUE APT 1147B, BERWICK BY HANDING TO FLORENCE LOCKARD, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 16, 2008

Tami B Kline (KPB)
NOTARY PUBLIC

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

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

HARDING AND HILL
16 WEST MAIN STREET
Suite
BLOOMSBURG, PA 17815

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST COLUMBIA BANK & TRUST CO.

Docket # 142ED2008

VS

MORTGAGE FORECLOSURE

ADELE MANAGEMENT COMPANY, INC.

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, SEPTEMBER 15, 2008, AT 5:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON WILLIAM AND DONLIN AT 1145 FREAS AVENUE APT 1145A, BERWICK BY HANDING TO MELISSA DEFINA, Friend, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 16, 2008

Tami B Kline (KPB)
NOTARY PUBLIC

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

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

HARDING AND HILL
16 WEST MAIN STREET
Suite
BLOOMSBURG, PA 17815

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST COLUMBIA BANK & TRUST CO.

Docket # 142ED2008

VS

MORTGAGE FORECLOSURE

ADELE MANAGEMENT COMPANY, INC.

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, SEPTEMBER 15, 2008, AT 5:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON MONICA MACIEJEWSKI AT 1145 FREAS AVENUE APT. 1147A, BERWICK BY HANDING TO MELISSA DEFINA, Friend, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, SEPTEMBER 16, 2008

Tami B Kline /KPB/
NOTARY PUBLIC

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

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

HARDING AND HILL
16 WEST MAIN STREET
Suite
BLOOMSBURG, PA 17815

14
 A. Signature ☒ Agent ☒ Address
 B. Received by (Printed Name) DAVID R. LUCAS
 Date of Delivery AUG 28 2004
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

1. Article Addressed to:
 OFFICE OF F.A.I.R.
 DEPARTMENT OF PUBLIC WELFARE
 PO BOX 8016
 HARRISBURG, PA 17105

2. Article Number (Transfer from service label) 7007 0710 0002 4087 6263
 PS Form 3811, February 2004
 Domestic Return Receipt
 102595-02-M-1

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

1. Article Addressed to:
 OFFICE OF F.A.I.R.
 DEPARTMENT OF PUBLIC WELFARE
 PO BOX 8016
 HARRISBURG, PA 17105

2. Article Number (Transfer from service label) 7007 0710 0002 4087 6269
 PS Form 3811, February 2004
 Domestic Return Receipt
 102595-02-M-1

2. Article Number (Transfer from service label) 7007 0710 0002 4087 6290
 PS Form 3811, February 2004
 Domestic Return Receipt
 102595-02-M-1

SENDER: COMPLETE THIS SECTION
 ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.
 1. Article Addressed to:
 INTERNAL REVENUE SERVICE
 TECHNICAL SUPPORT GROUP
 WILLIAM GREEN FEDERAL BUILDING
 600 ARCH STREET ROOM 3259
 PHILADELPHIA, PA 19106

2. Article Number (Transfer from service label) 7007 0710 0002 4087 6269
 PS Form 3811, February 2004
 Domestic Return Receipt
 102595-02-M-1

2. Article Number (Transfer from service label) 7007 0710 0002 4087 6276
 PS Form 3811, February 2004
 Domestic Return Receipt
 102595-02-M-1

2. Article Number (Transfer from service label) 7007 0710 0002 4087 6290
 PS Form 3811, February 2004
 Domestic Return Receipt
 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY
 A. Signature ☒ Agent ☒ Address
 B. Received by (Printed Name) DAVID R. LUCAS
 C. Date of Delivery AUG 28 2004
 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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: LUZERNE
DATE RECEIVED 8/25/2008

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 142ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT ADELE MANAGEMENT COMPANY, INC.
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED	PAPERS TO SERVED
ADELE MANAGEMENT COMPANY, INC.	MORTGAGE FORECLOSURE
NICHOLAS DIPASQUALE	
509 MINGLE INN ROAD	
BERWICK	

SERVED UPON _____

RELATIONSHIP _____ IDENTIFICATION _____

DATE _____ TIME _____ MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS

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

DEPUTY _____ DATE _____

~~547.00~~

4/5.00 per 5419
5.00

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
 DATE RECEIVED 8/25/2008

SERVICE# 10 - OF - 16 SERVICES
 DOCKET # 142ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT ADELE MANAGEMENT COMPANY, INC.
 ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
MONICA MACIEJEWSKI
1145 FREAS AVENUE APT. 1147A
BERWICK

PAPERS TO SERVED
 MORTGAGE FORECLOSURE

SERVED UPON MELISSA DEFINA

RELATIONSHIP FRIEND IDENTIFICATION _____

DATE 09.15.08 TIME 1745 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 <u>P. Hill</u>	DATE <u>09.15.08</u>		



September 17, 2008

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

FIRST COLUMBIA BANK & TRUST CO.

VS.

ADELE MANAGEMENT COMPANY, INC.

DOCKET # 142ED2008

JD # 692JD2008

Dear Timothy:

The amount due on sewer account #111640 for the property located at 1145 Freas Avenue Berwick, Pa through December 31, 2008 is \$236.24.

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

Sincerely,

Kelly Greer
Authority Clerk

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/25/2008

SERVICE# 11 - OF - 16 SERVICES
DOCKET # 142ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT ADELE MANAGEMENT COMPANY, INC.
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
WILLIAM XXXX DONLIN
1145 FREAS AVENUE APT 1145A
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MELISSA DEFINA

RELATIONSHIP FRIEND IDENTIFICATION _____

DATE 08.15.08 TIME 1745 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

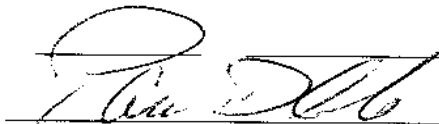
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 08.15.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/25/2008

SERVICE# 12 - OF - 16 SERVICES
DOCKET # 142ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT ADELE MANAGEMENT COMPANY, INC.
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
FLORENCE LOCKARD
1145 FREAS AVENUE APT 1147B
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON FLORENCE

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09-15-08 TIME 1400 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

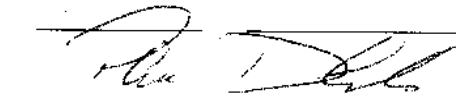
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 09-15-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/25/2008

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 142ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT ADELE MANAGEMENT COMPANY, INC.
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED	PAPERS TO SERVED
KYLE DEFINA	MORTGAGE FORECLOSURE
1145 FREAS AVENUE APT 1145R	
BERWICK	

SERVED UPON MELISSA DEFINA

RELATIONSHIP WIFE IDENTIFICATION _____

DATE 09.15.08 TIME 1740 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

Pat Dill

DATE 09.15.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/25/2008

SERVICE# 14 - OF - 16 SERVICES
DOCKET # 142ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT ADELE MANAGEMENT COMPANY, INC.
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED

MELISSA DEFINA

1145 FREAS AVENUE APT 1145R

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MELISSA DEFINA

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09/15/08 TIME 1740 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

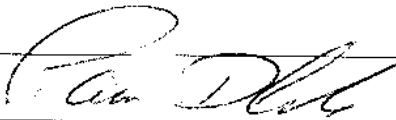
ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY



DATE 09.15.08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/25/2008

SERVICE# 15 - OF - 16 SERVICES
DOCKET # 142ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT ADELE MANAGEMENT COMPANY, INC.
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED

CONNIE DONLIN

1145 FREAS AVENUE APT 1145A

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON MELISSA DUFFIN

RELATIONSHIP FRIEND IDENTIFICATION _____

DATE 09.15.08 TIME 1745 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
<u>9.15.08</u>	<u>1410</u>	<u>DANCELO</u>	<u>L/C</u>

DEPUTY

Paul Duffin DATE 09.15.08

FIRST COLUMBIA BANK & TRUST CO.,: IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
VS. :
: CIVIL ACTION – LAW
ADELE MANAGEMENT COMPANY, :
INC. : *2008-ED-142*
DEFENDANT. : NO. 692 – CV – 2008
: ~~*2008-CV-692*~~

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 692-CV-of 2008, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

Nov. 12, 2008
AT 9 O'CLOCK, A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST OF THE DEFENDANTS IN AND TO:

See Attached Description

THE property is improved with a building containing retail space and apartment rentals.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN in execution at the suit of First Columbia Bank & Trust Co. v. Adele Management Company, Inc.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale. Balance cash or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:

SHERIFF OF COLUMBIA COUNTY

P. JEFFREY HILL, ESQUIRE
Harding & Hill LLP
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney's I.D. #30004

EXHIBIT "A"

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick, County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, a/k/a Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF,	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
VS.	:	
	:	CIVIL ACTION – LAW
ADELE MANAGEMENT COMPANY,	:	
INC.	:	
DEFENDANT.	:	NO. 692 – CV – 2008

AMENDED AFFIDAVIT PURSUANT TO PA. R.C.P. 3129.1

I, P. Jeffrey Hill, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located in Columbia County, at 1137-1147 Freas Avenue, Berwick, Pennsylvania. (see attached description)

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

Adele Management Company, Inc.
 Nicholas J. DiPasquale, Jr., President
 509 Mingle Inn Road
 Berwick, PA 18603

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

Adele Management Company, Inc.
 Nicholas J. DiPasquale, Jr., President
 509 Mingle Inn Road
 Berwick, PA 18603

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

First Columbia Bank & Trust Co.
 11 West Main Street
 Bloomsburg, PA 17815

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

First Columbia Bank & Trust Co.
 11 West Main Street
 Bloomsburg, PA 17815

Certified from the records of the
12th Day of Sept A.D. 2008
TAMI B. KLINE, PROTHONOTARY
Barbara D. Schutte
Prothonotary of the Court
My Comm. Exp. 12 Months in 2012

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

First Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

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

None

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:

The following tenants occupy units in the property:

Monica Maciejewski
1145 Freas Avenue – Apt. 1147A
Berwick, PA 18603


Florence Lockard
1145 Freas Avenue – Apt. 1147B
Berwick, PA 18603

William and Connie Donlin
1145 Freas Avenue – Apt. 1145A
Berwick, PA 18603

Kyle and Melissa DeFina
1145 Freas Avenue – Apt. 1145R
Berwick, PA 18603

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

~~HARDING & HILL LLP~~


P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770 Attorney ID #30004

Dated: 9/12/08

EXHIBIT "A"

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick, County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, a/k/a Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.

FIRST COLUMBIA BANK & TRUST CO.,:	IN THE COURT OF COMMON PLEAS
PLAINTIFF,	: OF THE 26 TH JUDICIAL DISTRICT
	: COLUMBIA COUNTY BRANCH, PA
VS.	:
	: CIVIL ACTION – LAW
ADELE MANAGEMENT COMPANY,	:
INC.	:
DEFENDANT.	: NO. 692 – CV – 2008

AMENDED AFFIDAVIT PURSUANT TO PA. R.C.P. 3129.1

I, P. Jeffrey Hill, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located in Columbia County, at 1137-1147 Freas Avenue, Berwick, Pennsylvania. (see attached description)

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

Adele Management Company, Inc.
 Nicholas J. DiPasquale, Jr., President
 509 Mingle Inn Road
 Berwick, PA 18603

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

Adele Management Company, Inc.
 Nicholas J. DiPasquale, Jr., President
 509 Mingle Inn Road
 Berwick, PA 18603

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

First Columbia Bank & Trust Co.
 11 West Main Street
 Bloomsburg, PA 17815

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

First Columbia Bank & Trust Co.
 11 West Main Street
 Bloomsburg, PA 17815

Certified from the records of the
 12th Day of Sept. A.D. 2012
 TAMM B. KLINE, PROTHONOTARY
Balena N. Silvestri
 Proth & Clerk of Sev. Courts
 My Com. Ex. 1st Monday in 2012

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

First Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

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

None

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:

The following tenants occupy units in the property:

Monica Maciejewski
1145 Freas Avenue – Apt. 1147A
Berwick, PA 18603


Florence Lockard
1145 Freas Avenue – Apt. 1147B
Berwick, PA 18603

William and Connie Donlin
1145 Freas Avenue – Apt. 1145A
Berwick, PA 18603

Kyle and Melissa DeFina
1145 Freas Avenue – Apt. 1145R
Berwick, PA 18603

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

~~HARDING & HILL LLP~~


P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770 Attorney ID #30004

Dated: _____

9/12/08

EXHIBIT "A"

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick, County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, a/k/a Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF,	:	OF THE 26 TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PA
VS.	:	
	:	CIVIL ACTION – LAW
ADELE MANAGEMENT COMPANY,	:	
INC.	:	
DEFENDANT.	:	NO. 692 – CV – 2008

AMENDED AFFIDAVIT PURSUANT TO PA. R.C.P. 3129.1

I, P. Jeffrey Hill, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located in Columbia County, at 1137-1147 Freas Avenue, Berwick, Pennsylvania. (see attached description)

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

Adele Management Company, Inc.
 Nicholas J. DiPasquale, Jr., President
 509 Mingle Inn Road
 Berwick, PA 18603

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

Adele Management Company, Inc.
 Nicholas J. DiPasquale, Jr., President
 509 Mingle Inn Road
 Berwick, PA 18603

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

First Columbia Bank & Trust Co.
 11 West Main Street
 Bloomsburg, PA 17815

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

First Columbia Bank & Trust Co.
 11 West Main Street
 Bloomsburg, PA 17815

Certified from the records of the
 12th Day of Sept A.D. 2008
 TAMI B. KLINE, PROTHONOTARY

Barbara A. Schmitt
 Proth & Clerk of Sev. Courts
 My Comm. Exp. 12/31/2012

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

First Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

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

None

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:

The following tenants occupy units in the property:

Monica Maciejewski
1145 Freas Avenue – Apt. 1147A
Berwick, PA 18603


Florence Lockard
1145 Freas Avenue – Apt. 1147B
Berwick, PA 18603

William and Connie Donlin
1145 Freas Avenue – Apt. 1145A
Berwick, PA 18603

Kyle and Melissa DeFina
1145 Freas Avenue – Apt. 1145R
Berwick, PA 18603

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

HARDING & HILL LLP


P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770 Attorney ID #30004

Dated: _____

9/12/08

EXHIBIT "A"

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick; County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, a/k/a Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.

FIRST COLUMBIA BANK & TRUST CO., IN THE COURT OF COMMON PLEAS
 PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
 : COLUMBIA COUNTY BRANCH, PA
 VS. :
 : CIVIL ACTION - LAW
 ADELE MANAGEMENT COMPANY, :
 INC. :
 DEFENDANT. : NO. 692 - CV - 2008

AMENDED AFFIDAVIT PURSUANT TO PA. R.C.P. 3129.1

I, P. Jeffrey Hill, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located in Columbia County, at 1137-1147 Freas Avenue, Berwick, Pennsylvania. (see attached description)

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

Adele Management Company, Inc.
 Nicholas J. DiPasquale, Jr., President
 509 Mingle Inn Road
 Berwick, PA 18603

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

Adele Management Company, Inc.
 Nicholas J. DiPasquale, Jr., President
 509 Mingle Inn Road
 Berwick, PA 18603

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

First Columbia Bank & Trust Co.
 11 West Main Street
 Bloomsburg, PA 17815

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

First Columbia Bank & Trust Co.
 11 West Main Street
 Bloomsburg, PA 17815

Certified from the records the
 12th Day of Sept A.D. 2008
 TAMAR KLINE, PROTHONOTARY
 Per Barbara A. Silvestri
 Proth & Clerk of Sev. Courts UH
 My Com. Ex. 1st Monday in 2012

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

First Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

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

None

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:

The following tenants occupy units in the property:

Monica Maciejewski
1145 Freas Avenue – Apt. 1147A
Berwick, PA 18603


Florence Lockard
1145 Freas Avenue – Apt. 1147B
Berwick, PA 18603

William and Connie Donlin
1145 Freas Avenue – Apt. 1145A
Berwick, PA 18603

Kyle and Melissa DeFina
1145 Freas Avenue – Apt. 1145R
Berwick, PA 18603

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

~~HARDING & HILL LLP~~


P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815

(570) 784-6770 Attorney ID #30004

Dated: 9/12/08

EXHIBIT "A"

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick, County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, a/k/a Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/25/2008

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 142ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT ADELE MANAGEMENT COMPANY, INC.
ATTORNEY FIRM HARDING AND HILL

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

SERVED UPON KELLY CREEK

RELATIONSHIP Clerk IDENTIFICATION _____

DATE 09 02 08 TIME 0910 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

DATE 09 02 08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/25/2008

SERVICE# 2 - OF - 10 SERVICES
DOCKET # 142ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT ADELE MANAGEMENT COMPANY, INC.
ATTORNEY FIRM HARDING AND HILL

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

SERVED UPON MAGGIE FRITZ

RELATIONSHIP CCSO IDENTIFICATION _____

DATE 09.02.08 TIME 0935 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

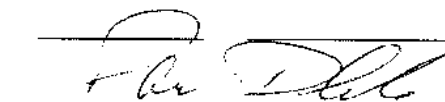
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 09.02.08

2008 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingham
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & HOLIDAYS.
 CLOSED FRIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY				DATE	BILL NO:	
				03/01/2008	2299	
DESCRIPTION	ASSESSMENT	MILLS	LEF	SCOUNT	AX AMOUNT DUE	INCL PENALTY
GENERAL	1,440	6.146		8.67	8.85	9.74
SINKING		1.345		1.90	1.94	2.13
FIRE		1.25		1.76	1.80	1.89
LIGHT		1.75		2.47	2.52	2.65
BORO RE		10.6		14.95	15.26	16.02
The discount & penalty have been calculated for your convenience				29.75	30.37	32.43
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

ADELE MANAGEMENT COMPANY INC
 509 MINGLE INN RD
 BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04C-01 -023-00,000
 1137 1139 FREAS AVE
 .1653 Acres Land 1,440
 Buildings 0
 Total Assessment 1,440

This tax returned to
 courthouse on:
 January 1, 2009

FILE COPY

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

Tax Notice 2008 County & Municipality
BERWICK BORO
MAKE CHECKS PAYABLE TO:
 Connie C Gingham
 1615 Lincoln Avenue
 Berwick PA 18603

HOURS: MON, TUE, THUR : 9:30 AM - 4 PM
 CLOSED WEDNESDAY & HOLIDAYS.
 CLOSED FRIDAYS

PHONE: 570-752-7442

FOR: COLUMBIA COUNTY				DATE	BILL NO:	
				03/01/2008	2298	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AX AMOUNT DUE	INCL PENALTY	
GENERAL	58,950	6.146	355.06	362.31	398.54	
SINKING		1.345	77.70	79.29	87.22	
FIRE		1.25	72.22	73.69	77.37	
LIGHT		1.75	101.10	103.16	108.32	
BORO RE		10.6	612.37	624.87	656.11	
The discount & penalty have been calculated for your convenience				1,218.45	1,243.32	1,327.56
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

ADELE MANAGEMENT COMPANY INC
 509 MINGLE INN RD
 BERWICK PA 18603

CNTY TWP
 Discount 2 % 2 %
 Penalty 10 % 5 %
 PARCEL: 04C-01 -022-00,000
 1145 1147 FREAS AVE
 .3306 Acres Land 7,200
 Buildings 51,750
 Total Assessment 58,950

This tax returned to
 courthouse on:
 January 1, 2009

FILE COPY

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

BERWICK AREA SCHOOL DISTRICT		2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 000009				Original	
BERWICK BOROUGH CHECKS PAYABLE TO: ANNIE C. GINGHER 515 LINCOLN AVENUE BERWICK, PA 18603		DESCRIPTION	ASSESSMENT	RATE	% DISC	FACE AMOUNT	10% PENALTY
		REAL ESTATE	58950	48.1000	2778.79	2835.50	3119.05
OURS Mon, Tue, Thur, 9:30am-4:00pm Closed Wednesday and Friday Closed Holidays PHONE 570-752-7442		The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.		PAY THIS AMOUNT	2778.79 IF PAID ON OR BEFORE Aug 31	2835.50 IF PAID ON OR BEFORE Oct 31	3119.05 IF PAID AFTER Nov 1

NO REFUNDS UNDER \$5.00

ADELE MANAGEMENT COMPANY INC
509 MINGLE INN RD
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C01 02200000		7085
11451147 FREAS AVE	7200.00	SCHOOL PENALTY 10%
20010-2730	51750.00	DELINQUENT TAX TO
0.33 ACRES		COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

RWICK AREA SCHOOL DISTRICT		2008 SCHOOL REAL ESTATE DATE 07/01/2008 BILL# 000010				Original		
RWICK BOROUGH CHECKS PAYABLE TO: ANNIE C. GINGHER 15 LINCOLN AVENUE RWICK, PA 18603		DESCRIPTION	ASSESSMENT	RATE	2% DISC	FACE AMOUNT	10% PENALTY	
		REAL ESTATE	1440	48.1000	67.87	69.26	76.19	
OURS Mon, Tue, Thur, 9:30am-4:00pm Closed Wednesday and Friday Closed Holidays PHONE 570-752-7442		The 2% discount and 10% penalty have been computed for your convenience. Taxes are due now and payable. Prompt payment is requested. This tax notice must be returned with your payment. For a receipt, enclose a SASE.			PAY THIS AMOUNT	67.87	69.26	76.19
					IF PAID ON OR BEFORE Aug 31	IF PAID ON OR BEFORE Oct 31	IF PAID AFTER Nov 1	

NO REFUNDS UNDER \$5.00

ADELE MANAGEMENT COMPANY INC
509 MINGLE INN RD
BERWICK PA 18603

PROPERTY DESCRIPTION		ACCT.
PARCEL 04C01 02300000		7086
11371139 FREAS AVE	1440.00	SCHOOL PENALTY 10%
20010-2730		DELINQUENT TAX TO
0.17 ACRES		COURTHOUSE DEC 15

MAKE SEPARATE CHECKS FOR SCHOOL PAYMENT

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:26-AUG-08

FEE:\$5.00

CERT. NO:5155

ADELE MANAGEMENT COMPANY INC
509 MINGLE INN RD
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20010-2730
LOCATION: 1137-1139 FREAS AVE LOT 1524
PARCEL: 04C-01 -023-00,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2007	PRIM	158.15	3.22	0.00	161.37
2006	PRIM	351.32	3.05	65.00	419.37
TOTAL DUE :					\$580.74

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:26-AUG-08

FEE:\$5.00

CERT. NO:5154

ADELE MANAGEMENT COMPANY INC
509 MINGLE INN RD
BERWICK PA 18603

DISTRICT: BERWICK BORO
DEED 20010-2730
LOCATION: 1145-1147 FREAS LOT 1525-1526
PARCEL: 04C-01 -022-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2006	PRIM	4,992.00	124.91		5,116.91
2007	PRIM	4,676.19	132.01		4,808.20
TOTAL DUE :					\$9,990.11

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: December ,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 8/25/2008

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 142ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT ADELE MANAGEMENT COMPANY, INC.
ATTORNEY FIRM HARDING AND HILL

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

SERVED UPON MAUREEN Col

RELATIONSHIP Customer Service IDENTIFICATION _____

DATE 8-26-8 TIME 1310 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 8-26-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/25/2008

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 142ED2008

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT ADELE MANAGEMENT COMPANY, INC.
ATTORNEY FIRM HARDING AND HILL

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 8-26-08 TIME 1230 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

8-26-08

REAL ESTATE OUTLINE

ED # 142-08

DATE RECEIVED 8-25-08
DOCKET AND INDEX 8-25-08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR	<u>✓</u>	CK# <u>54578</u>

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

SALE DATE	<u>Nov. 12, 08</u>	TIME <u>2:00</u>
POSTING DATE	<u>Oct. 8, 08</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>Oct. 22</u>	
	2 ND WEEK <u>. 29</u>	
	3 RD WEEK <u>Nov. 5, 08</u>	

SHERIFF'S SALE

WEDNESDAY NOVEMBER 12, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 142 OF 2008 ED AND CIVIL WRIT NO. 692 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:

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

. BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick; County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two Story frame house and outbuildings.

. BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, aka Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
P. Jeffrey Hill
38 West Third Street
Bloomsburg, PA 17815

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 12, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 142 OF 2008 ED AND CIVIL WRIT NO. 692 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:

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

. BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick, County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two Story frame house and outbuildings.

. BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, aka Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
P. Jeffrey Hill
38 West Third Street
Bloomsburg, PA 17815

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 12, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 142 OF 2008 ED AND CIVIL WRIT NO. 692 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:

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick; County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit: .

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two Story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, aka Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
P. Jeffrey Hill
38 West Third Street
Bloomsburg, PA 17815

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

FIRST COLUMBIA BANK & TRUST CO.,: IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
VS. :
: CIVIL ACTION – LAW
ADELE MANAGEMENT COMPANY, :
INC. :
DEFENDANT. : NO. 692 – CV – 2008

2008-ED-142

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above captioned matter you are directed to levy upon and to sell the following described property upon which is located a commercial property with residential units and commercial space: (see attached description)

(a)	Principal balance	\$ 99,998.40
(b)	Accrued interest to August 1, 2008, (\$20.49 per day)	\$ 36,817.62
(c)	Attorney's fees	\$ 2,000.00
(d)	Late fees	\$ 2,896.69
(e)	Real Estate taxes	<u>\$ 4,183.76</u>

TOTAL \$ 145,896.47

Plus costs.

PROTHONOTARY, Court of Common Pleas
of Columbia County, Pennsylvania

DATED: Aug. 22, 2008

BY: Lami B. Kline

EXHIBIT "A"

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick, County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, a/k/a Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.

FIRST COLUMBIA BANK & TRUST CO.,: IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
VS. :
: CIVIL ACTION – LAW
ADELE MANAGEMENT COMPANY, :
INC. :
DEFENDANT. : NO. 692 – CV – 2008

2008-ED-142

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above captioned matter you are directed to levy upon and to sell the following described property upon which is located a commercial property with residential units and commercial space: (see attached description)

(a)	Principal balance	\$ 99,998.40
(b)	Accrued interest to August 1, 2008, (\$20.49 per day)	\$ 36,817.62
(c)	Attorney's fees	\$ 2,000.00
(d)	Late fees	\$ 2,896.69
(e)	Real Estate taxes	<u>\$ 4,183.76</u>

TOTAL \$ 145,896.47

Plus costs.

PROTHONOTARY, Court of Common Pleas
of Columbia County, Pennsylvania

DATED: Aug. 27, 2008

BY: Sam B. Thine

EXHIBIT "A"

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick, County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, a/k/a Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.

FIRST COLUMBIA BANK & TRUST CO.,: IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
VS. :
: CIVIL ACTION – LAW
ADELE MANAGEMENT COMPANY, :
INC. :
DEFENDANT. : NO. 692 – CV – 2008

AFFIDAVIT PURSUANT TO PA. R.C.P. 3129.1

I, P. Jeffrey Hill, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located in Columbia County, at 1137-1147 Freas Avenue, Berwick, Pennsylvania. (see attached description)

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

Adele Management Company, Inc.
Nicholas J. DiPasquale, Jr., President
509 Mingle Inn Road
Berwick, PA 18603

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

Adele Management Company, Inc.
Nicholas J. DiPasquale, Jr., President
509 Mingle Inn Road
Berwick, PA 18603

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

First Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815

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

First Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815

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

First Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA 17815

Columbia County Tax Claim Bureau
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815

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


None

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:

None

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

HARDING & HILL LLP



P. JEFFREY HILL, ESQUIRE
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

Dated: _____

8/22/08

EXHIBIT "A"

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick, County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, a/k/a Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.


FIRST COLUMBIA BANK & TRUST CO.,: IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
VS. :
: CIVIL ACTION – LAW
ADELE MANAGEMENT COMPANY, :
INC. :
DEFENDANT. : NO. 692 – CV – 2008

2008-ED-142

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under the within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying each 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 such property before the Sheriff's Sale thereof.

HARDING & HILL LLP


P. JEFFREY HILL, ESQUIRE
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

FIRST COLUMBIA BANK & TRUST CO., IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
VS. : COLUMBIA COUNTY BRANCH, PA
ADELE MANAGEMENT COMPANY, :
INC. :
DEFENDANT. : NO. 692 – CV – 2008

2008-ED-142

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT

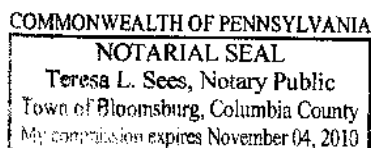
COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS.
:

I, BERT L. LEIBY, Vice President, First Columbia Bank & Trust Co., being duly sworn according to law, depose and say that I did, investigate the status of Nicholas J. DiPasquale, Jr., President of Adele Management Company, Inc., with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that Nicholas J. DiPasquale, Jr. is not now, nor was Nicholas J. DiPasquale, Jr. within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

Bert L. Leiby
BERT L. LEIBY, Vice President
First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED
before me this 5th day of
August, 2008.

Teresa L. Sees
NOTARY PUBLIC
My Commission Expires:



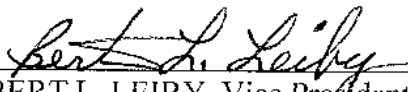
FIRST COLUMBIA BANK & TRUST CO., IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
VS. :
: CIVIL ACTION – LAW
ADELE MANAGEMENT COMPANY, :
INC. :
DEFENDANT. : NO. 692 – CV – 2008

2008-ED-142

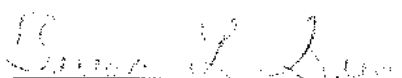
AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

I, BERT L. LEIBY, Vice President, First Columbia Bank & Trust Co., being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that Adele Management Company, Inc., Defendant, at the time that judgment was entered, the Defendant's principal place of business was 509 Mingle Inn Road, Berwick, Luzerne County, Pennsylvania.


BERT L. LEIBY, Vice President
First Columbia Bank & Trust Co.

Sworn to and Subscribed
before me this 21ST day
of August, 2008.



NOTARY PUBLIC

My Commission Expires:

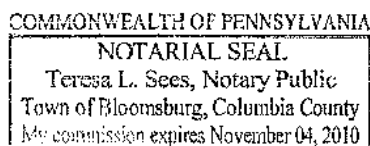


EXHIBIT "A"

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick, County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, a/k/a Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.

EXHIBIT "A"

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick, County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, a/k/a Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102739.

EXHIBIT "A"

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick, County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, a/k/a Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.

EXHIBIT "A"

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick, County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, a/k/a Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102729.

EXHIBIT "A"

PARCEL NO. 1:

ALL that certain piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, brick 2 ½ stories double building arrested thereon, bounded and described as follows:

BEGINNING on Freas Avenue at the corner of Lot No. 1524; thence in a northerly direction along Lot No. 1524 a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet more or less, to Warren Street; thence in a southerly direction along Warren Street a distance of 160 feet to Freas Avenue; thence in an easterly direction along Freas Avenue a distance of 90 feet more or less to a corner of Lot No. 1524 to the place of beginning

BEING Lot No. 1526 and 1525 of Berwick Land and Improvement Company's addition to Berwick, being part of what was formerly known as Freas Farm. See plot or plan recorded in Misc. Book 8, page 366.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, by deed of Samuel Heicklen, Single, dated May 1, 1973 and recorded May 3, 1973 in the Columbia County Deed Book 261 Page 560.

PARCEL NO. 2:

ALL that certain lot, piece or parcel of ground situate on the northerly side of Freas Avenue, Borough of Berwick, County of Columbia, State of Pennsylvania, with building thereon, bounded and described as follows, to wit:

BEGINNING on the northerly side of Freas Avenue at corner of Lot No. 1525; thence in an easterly direction along Freas Avenue a distance of 45 feet to corner of Lot No. 1523; thence in a northerly direction a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 45 feet to corner of Lot No. 1525; thence in a southerly direction a distance of 160 feet to Freas Avenue, the place of beginning.

BEING LOT NO. 1524 of the Berwick Land and Improvement Company's Addition to West Berwick, being part of what was formerly known as the Freas Farm (see plot or plan recorded in Misc. Book No. 8 Page 366). Whereon is erected a two story frame house and outbuildings.

BEING THE SAME PREMISES conveyed to Marion A. DiPasquale, Unmarried, by deed of Peter DiPasquale and Thomas DiPasquale, Co-Executors of the Estate of Nick J. DiPasquale, a/k/a Nicholas J. DiPasquale, deceased, dated March 27, 2001 recorded in the Office of the Recorder of Deeds in and for Columbia County as Instrument No. 200102789.

FIRST COLUMBIA BANK & TRUST CO.,
PLAINTIFF,

VS.

ADELE MANAGEMENT COMPANY,
INC.

DEFENDANT.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
:
: CIVIL ACTION – LAW
:
: NO. 692 – CV – 2008

2008-ED-142
WRIT OF EXECUTION

NOTICE (Pa. R.C.P. 3252)

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

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

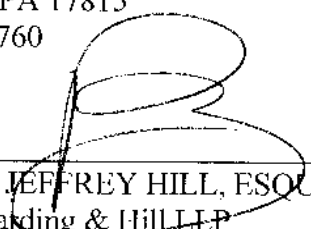
If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

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

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

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

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570) 784-8760


P. JEFFREY HILL, ESQUIRE
Harding & Hill LLP
Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815, (570) 784-6770

FIRST COLUMBIA BANK & TRUST CO., PLAINTIFF, VS. ADELE MANAGEMENT COMPANY, INC. DEFENDANT.	: IN THE COURT OF COMMON PLEAS : OF THE 26 TH JUDICIAL DISTRICT : COLUMBIA COUNTY BRANCH, PA : : CIVIL ACTION – LAW : : : NO. 692 – CV – 2008
--	---

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA
AND FEDERAL LAW (Pa. R.C.P. 3252)**

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.

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 \$300.00 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 that is in the possession of a third party, I claim the following exemptions:

(a) my \$300.00 statutory exemptions: _____ 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 and 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. Cons. Statc. §4904 relating to unsworn falsification to authorities.

DATE: _____

Defendant

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF COLUMBIA COUNTY:

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
(570) 389-5622

FIRST COLUMBIA BANK & TRUST CO.,
PLAINTIFF,

VS.

ADELE MANAGEMENT COMPANY,
INC.

DEFENDANT.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA

:
: CIVIL ACTION - LAW

:
: NO. 692 - CV - 2008

WRIT OF EXECUTION

NOTICE (Pa. R.C.P. 3252)

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

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. 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 claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

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

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

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

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570) 784-8760


P. JEFFREY HILL, ESQUIRE

Harding & Hill LLP

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815, (570) 784-6770

FIRST COLUMBIA BANK & TRUST CO., PLAINTIFF, VS. ADELE MANAGEMENT COMPANY, INC. DEFENDANT.	: IN THE COURT OF COMMON PLEAS : OF THE 26 TH JUDICIAL DISTRICT : COLUMBIA COUNTY BRANCH, PA : : CIVIL ACTION – LAW : : : NO. 692 – CV – 2008
--	---

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA
AND FEDERAL LAW (Pa. R.C.P. 3252)**

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.

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 \$300.00 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 that is in the possession of a third party, I claim the following exemptions:

(a) my \$300.00 statutory exemptions: _____ 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 and 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. Cons. State, §4904 relating to unsworn falsification to authorities.

DATE: _____

Defendant

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF COLUMBIA COUNTY:

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
(570) 389-5622

FIRST COLUMBIA BANK & TRUST CO.,
PLAINTIFF,

VS.

ADELE MANAGEMENT COMPANY,
INC.

DEFENDANT.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA

: CIVIL ACTION - LAW

: NO. 692 - CV - 2008

WRIT OF EXECUTION

NOTICE (Pa. R.C.P. 3252)

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

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

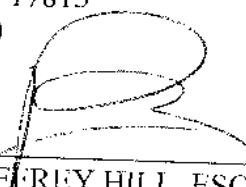
If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

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

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

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

NORTH PENN LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(570) 784-8760


P. JEFFREY HILL, ESQUIRE

Harding & Hill LLP

Attorney for Plaintiff

38 West Third Street

Bloomsburg, PA 17815, (570) 784-6770

FIRST COLUMBIA BANK & TRUST CO.,
PLAINTIFF,

VS.

ADELE MANAGEMENT COMPANY,
INC.

DEFENDANT.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA

: CIVIL ACTION – LAW

: NO. 692 – CV – 2008

**MAJOR EXEMPTIONS UNDER PENNSYLVANIA
AND FEDERAL LAW (Pa. R.C.P. 3252)**

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.

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 \$300.00 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

exemption): (b) I claim the following exemption (specify property and basis of exemption): _____;

2. From my property that is in the possession of a third party, I claim the following exemptions:

(a) my \$300.00 statutory exemptions: _____ 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 and 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. Cons. State, §4904 relating to unsworn falsification to authorities.

DATE: _____

Defendant

THIS CLAIM TO BE FILED WITH THE OFFICE OF THE SHERIFF OF COLUMBIA COUNTY:

Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815
(570) 389-5622



LOAN DIVISION TREASURER'S CHECK

050378

60-593
313

DATE 08-21-08

PAY TO THE ORDER OF

Columbia County Sheriff

\$ 1,350.00

F.C.B. 1,350.00
F.T.CO. 1,350.00

VOID OVER \$1,350.00

Adele Management

Foreclosure Filing Fee

Beck J. Kelly
AUTHORIZED SIGNATURE

⑈050378⑈ ⑈031305936⑈ 027⑈265⑈0⑈