

Revised 12/22/08
SHERIFF'S SALE
Distribution Sheet

The First National Bank of Berwick

NO. 1977-2007 JD

NO. 144-2008 ED

vs. Parminder Singh, Paramjit Kaur, Balvinder S.
Pannu, Karamjeet K. Pannu Shartlesville Star
DATE OF SALE: November 12, 2008 Inc.

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) November 12, 2008 and (time) 9:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Amarbir Singh for the price or sum of 1,324,784.00 (One Million Three Hundred Eighty Four Thousand Dollars. Amarbir Singh Seven Hundred Eighty Four 00/100) being the

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ <u>1,300,000.00</u>	
Poundage	<u>10,250.00</u>	
Transfer Taxes	<u>14,284.00</u>	
Total Needed to Purchase		\$ <u>1,324,784.00</u>
Amount Paid Down		<u>132,478.00</u>
Balance Needed to Purchase		<u>1,192,306.00</u>

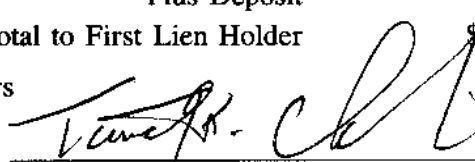
EXPENSES:

Columbia County Sheriff - Costs	\$ <u>482.50</u>	
Poundage	<u>10,250.00</u>	\$ <u>10,732.50</u>
Newspaper		<u>1,269.83</u>
Printing		<u>-0-</u>
Solicitor		<u>75.00</u>
Columbia County Prothonotary		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>41.50</u>
	Realty transfer taxes	<u>7,142.00</u>
	State stamps	<u>7,142.00</u>
Tax Collector (Susan Nevel - Mifflin Twp)		<u>9,272.61</u>
Columbia County Tax Assessment Office		<u>9,421.59</u>
State Treasurer		<u>170.00</u>
Other: <u>Web Posting/ Notary</u>		<u>150.00 / 30.00</u>
<u>Sewer / Water</u>		<u>13,856.78 / 406.00</u>
<u>Berks County / Lien Search Certificate</u>		<u>42.02/ 250.00</u>
TOTAL EXPENSES:		\$ <u>60,011.63</u>

Total Needed to Purchase	\$ <u>1,324,784.00</u>
Less Expenses	<u>60,011.63</u>
Net to First Lien Holder	<u>1,264,772.37</u>
Plus Deposit	<u>1,350.00</u>
Total to First Lien Holder	\$ <u>1,266,122.37</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers



Sheriff



Gillespie, Miscavige, Ferdinand & Baranko
Attorneys at Law

E-MAIL: jrf@gmlawoffices.com

ROBERT J. GILLESPIE, JR.
JOSEPH R. FERDINAND
DANIEL A. MISCAVICE
JOSEPH R. BARANKO, JR.

VINCENT R. GARVEY, JR.
GRETCHEN D. STERNS
JOHN A. VIZENTINE

December 19, 2008

Please Reply to Hazleton

Timothy T. Chamberlain
Sheriff of Columbia County
Columbia County Court House
35 West Main Street
Bloomsburg, Pennsylvania 17815
Via Fax Only: 389-5625

RE: Mifflinville Truck Plaza - Sale to Singh/ Great Bend Holdings, INC

Dear Sheriff Chamberlain:

We are tentatively scheduled to close on a loan to Great Bend Holdings at 1:30 p.m. on Monday, December 22, 2008. I plan to travel from the closing in Mountaintop directly to the Columbia County Courthouse to meet with you. I should arrive sometime around 3:00 p.m.

I have one final issue to resolve with First Keystone Bank before the loan closing referenced above can occur. I will continue to update your office on the matter.

If you have any final documents, such as a closing sheet or bill of costs for signature by the buyer, would you kindly provide us with a copy?

As you know, Amarbir Singh, the bidder, has assigned his interest to Great Bend Holdings INC, a Pennsylvania corporation.

Very truly yours,


Joseph R. Ferdinand, Esquire

JRF/g

cc: Elwood R. Harding, Jr., Esquire (Fax No.: 784-6075)

www.GMLawOffices.com

67 NORTH CHURCH STREET, HAZLETON, PENNSYLVANIA 18201
(570) 454-5575 Fax (570) 454-3485

McADOO - POTTSVILLE - ALBRIGHTSVILLE

SHERIFF'S SALE

Distribution Sheet

The First National Bank of Berwick vs. Parminder Singh, Paramjit Kaur, Balvinder S. Panu, Karamjeet K. Panu, Sharleeville Star
 NO. 1977-2007 JD DATE OF SALE: November 12, 2008 Inc.
 NO. 144-2008 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) November 12, 2008 and (time) 9:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Amarbir Singh for the price or sum of 1,324,784.00 (One Million Three Hundred Eighty Four Thousand Seven Hundred Eighty Four 00/100 Dollars. Amarbir Singh being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	<u>1,300,000.00</u>	
Poundage		<u>10,250.00</u>	
Transfer Taxes		<u>14,284.00</u>	
Total Needed to Purchase		<u>1,324,534.00</u>	
Amount Paid Down		<u>132,478.00</u>	
Balance Needed to Purchase		<u>1,192,056.00</u>	

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>482.50</u>	
Poundage		<u>10,250.00</u>	\$ <u>10,732.50</u>
Newspaper			<u>1,269.63</u>
Printing			<u>-0-</u>
Solicitor			<u>75.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds - Deed copy work			<u>41.50</u>
Realty transfer taxes			<u>7,142.00</u>
State stamps			<u>7,142.00</u>
Tax Collector ()			<u>-0-</u>
Columbia County Tax Assessment Office			<u>9,421.59</u>
State Treasurer			<u>170.00</u>
Other: Web Posting / Notary			<u>150.00 / 30.00</u>
Sewer / Water			<u>13,856.78 / 406.00</u>
Berks County / Lien Search Certificate			<u>42.02 / 250.00</u>
TOTAL EXPENSES:			\$ <u>50,739.02</u>

Total Needed to Purchase	\$	<u>1,324,784.00</u>
Less Expenses		<u>50,739.02</u>
Net to First Lien Holder		<u>1,274,044.98</u>
Plus Deposit		<u>1,350.00</u>
Total to First Lien Holder	\$	<u>1,275,394.98</u>

Sheriff's Office, Bloomsburg, Pa.

November 18, 2008

So answers

[Signature]

Sheriff

SHERIFF'S SALE COST SHEET

The First Mt. Pleasant, Inc. vs. 11/15/10 Frank 1/15/11
 NO. 144-08 ED NO. 1977-01 JD DATE/TIME OF SALE Nov 15 08:00

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>240.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>5.00</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>10.00</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>5.00</u>
NOTARY	\$ <u>30.00</u>
TOTAL *****	\$ <u>512.50</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1259.63</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1494.63</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL *****	\$ <u>51.50</u>

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$ _____
SCHOOL DIST. 20	\$ _____
DELINQUENT 20	\$ <u>9421.59</u>
TOTAL *****	\$ <u>9421.59</u>

MUNICIPAL FEES DUE:	
SEWER 20	\$ <u>13856.78</u>
WATER 20	\$ <u>4362.78</u>
TOTAL *****	\$ <u>14262.78</u>

SURCHARGE FEE (DSTE)	\$ <u>15.00</u>
MISC. <u>15.00</u>	\$ <u>4.00</u>
TOTAL *****	\$ <u>42.00</u>

TOTAL COSTS (OPENING BID) \$ 25955.07

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

The First Notice Sale of D.LVS 171416.000 1/1/12

NO. 144-08 ED NO. 1977-01 JD

DATE/TIME OF SALE: Aug. 12 11:00

BID PRICE (INCLUDES COST) \$ 1,300,000.00

POUNDAGE - 2% OF BID \$ 10,250.00

TRANSFER TAX - 2% OF FAIR MKT \$ 14250.00

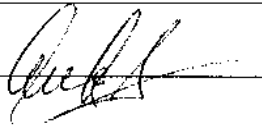
MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1,324,750.00

PURCHASER(S): ANARRIK SINGH

ADDRESS: P.O. Box 239, HARFORD, P.A, 18823

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 1,324,750.00

LESS DEPOSIT: \$ 142,500.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 1,192,250.00

TITLE ACCOUNT

(570) 454-5575

0133

DATE 12.22.88

PAY TO THE
ORDER OF

Sheriff of Columbia County

\$1,192,306.00

One million one hundred ninety two thousand three hundred and one xx/1,00
DOLLARS

Features Included.
Details on back.

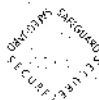
First National Bank

FOR Est. General Singh / Millersville Plaza

AUTHORIZED SIGNATURE

000133 1:0433180921 950022109

THE PAGE OF THIS DOCUMENT CONTAINING HEAT SENSITIVE INK. TOUCH ON ROB RED IMAGE. IT WILL DISAPPEAR WITH HEAT.



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

THE FIRST NATIONAL BANK OF
BERWICK, NOW KNOWN AS FIRST
KEYSTONE NATIONAL BANK
VS

144ED2008

PARMINDER SINGH, PARAMJIT KAUR,
BALVINDER S. PANNU, KARAMJEET K.
PANNU, SHARTLESVILLE STAR, INC.
MIFFLINVILLE TRUCK PLAZA, INC.

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, OCTOBER 09, 2008, THE WITHIN MORTGAGE FORECLOSURE WAS
SERVED BY CERTIFIED MAILING TO BALVINDER S. PANNU AT 5141 GAZELLE RIDGE
WAY, ANTELOPE WITH BALVINDER PANNU SIGNING FOR 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 THURSDAY, OCTOBER 09, 2008

Tami B Kline /KPB/
NOTARY PUBLIC

Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

BULL, BULL & KNECHT
106 MARKET STREET
Suite
BERWICK, PA 18603

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

THE FIRST NATIONAL BANK OF
BERWICK, NOW KNOWN AS FIRST
KEYSTONE NATIONAL BANK

144ED2008

VS

PARMINDER SINGH, PARAMJIT KAUR,
BALVINDER S. PANNU, KARAMJEET K.
PANNU, SHARTLESVILLE STAR, INC.
MIFFLINVILLE TRUCK PLAZA, INC.

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, OCTOBER 09, 2008, THE WITHIN MORTGAGE FORECLOSURE WAS
SERVED BY CERTIFIED MAILING TO KARAMJEET K. PANNU AT 5141 GAZELLE RIDGE
WAY, ANTELOPE WITH KARAMJEET PANNU SIGNING FOR 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 THURSDAY, OCTOBER 09, 2008

Tami B Kline (RPB)
NOTARY PUBLIC

Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

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

BULL, BULL & KNECHT
106 MARKET STREET
Suite
BERWICK, PA 18603



Gillespie, Miscavige, Ferdinand & Baranko
Attorneys at Law

E-MAIL: jrf@gmlawoffices.com

ROBERT J. GILLESPIE, JR.
JOSEPH R. FERDINAND
DANIEL A. MISCAVIGE
JOSEPH R. BARANKO, JR.

VINCENT R. GARVEY, JR.
GRETCHEN D. STERNS
JOHN A. VIZENTINE

November 25, 2008

Please Reply to Hazleton

Timothy T. Chamberlain
Sheriff of Columbia County
Columbia County Court House
35 West Main Street
Bloomsburg, Pennsylvania 17815

**RE: First National Bank of Berwick vs. Parminder Singh
and Others; Sheriff Sale November 12, 2008**

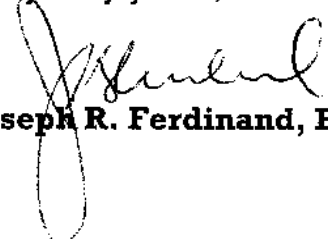
Dear Sheriff Chamberlain:

Please be advised that this office represents Amarbir Singh, the purchaser of the Mifflinville Truck Stop at the above captioned Columbia County Sheriff's Sale. The purpose of my letter is to advise that this office will represent Mr. Singh and Great Bend Holdings INC in the purchase of the above referenced property. Mr. Singh intends to assign his rights to purchase the real property to a family-owned corporation, Great Bend Holdings INC.

By copy of this letter, I am advising your solicitor that the Sheriff's Deed should be made to Great Bend Holdings INC as the Grantor. We will provide an assignment for your records if need be.

To my knowledge, the matter will close in mid December (December 16, 2008 is the tentative date). Please feel free to call if you have any questions. We would ask Attorney Harding to forward a copy of the Deed whenever prepared.

Very truly yours,


Joseph R. Ferdinand, Esquire

JRF/g

cc: Elwood R. Harding, Jr., Esquire

SHERIFF'S SALE

Distribution Sheet

The First National Bank of Berwick

VS. Parminder Singh, Paramjit Kaur, Balvinder S.

NO. 1977-2007 JD

NO. 144-2008 ED

Pannu, Karamjeet K. Pannu, Sharlesville Star
DATE OF SALE: November 12, 2008 Inc

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) November 12, 2008 and (time) 9:00 am, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Amarbir Singh for the price or sum of 1,324,784.00 (One Million Three Hundred Eighty Four thousand Seven Hundred Eighty Four 00/100 Dollars. Amarbir Singh being the

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$	<u>1,300,000.00</u>	
Poundage		<u>10,250.00</u>	
Transfer Taxes		<u>14,284.00</u>	
Total Needed to Purchase		<u>Lien Search 250.00</u>	\$ <u>1,324,784.00</u>
Amount Paid Down			<u>132,478.00</u>
Balance Needed to Purchase			<u>1,192,306.00</u>

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>482.50</u>	
Poundage		<u>10,250.00</u>	\$ <u>10,732.50</u>
Newspaper			<u>1,269.63</u>
Printing			<u>-0-</u>
Solicitor			<u>75.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds -		Deed copy work	<u>41.50</u>
		Realty transfer taxes	<u>7,142.00</u>
		State stamps	<u>7,142.00</u>
Tax Collector ()	<u>-0-</u>
Columbia County Tax Assessment Office			<u>9,421.59</u>
State Treasurer			<u>170.00</u>
Other: <u>Web Posting / Notary</u>			<u>150.00 / 30.00</u>
<u>Sewer / Water</u>			<u>13,856.78 / 406.00</u>
<u>Berks County / Lien Search Certificate</u>			<u>42.02 / 250.00</u>
TOTAL EXPENSES:	\$		<u>50,739.02</u>

Total Needed to Purchase	\$	<u>1,324,784.00</u>
Less Expenses		<u>50,739.02</u>
Net to First Lien Holder		<u>1,274,044.98</u>
Plus Deposit		<u>1,350.00</u>
Total to First Lien Holder	\$	<u>1,275,394.98</u>

Sheriff's Office, Bloomsburg, Pa.

So answers

November 18, 2008

Sheriff

LAKewood 84 TRUCK STOP

P.O. BOX 239
HARFORD, PA 18823
PHONE: 570-434-2330

PENNSTAR BANK
60-1211-313

7805

CHECK NO.

7805

DATE

Nov 12, 2008

AMOUNT

132,478

PAY
TO THE
ORDER
OF:

One Hundred Thirty Two Thousand Four Hundred And Seventy Eight
Columbia County Sheriff
Memo: Down Payment Deposit
Mifflinville Truck Stop
Quentin J.

⑈007805⑈ ⑆031312110⑆ ⑈0035212981⑈

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.

.....
[Signature]

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

.....
[Signature]

(Notary Public)

My commission expires
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dennis L. Ashenfelder, Notary Public
Scott Twp., Columbia County
My Commission Expires July 3, 2011
Member, Pennsylvania Association of Notaries

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

.....

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.

THE FIRST NATIONAL BANK OF BERWICK

VS.

PARMINDER SINGH, PARAMJIT KAUR,
BALVINDER S. PANNU, KARAMJEET K.
PANNU, SHARTLESVILLE STAR INC.
MIFFLINVILLE TRUCK PLAZA, INC.


WRIT OF EXECUTION #144 OF 2008 ED

POSTING OF PROPERTY

October 8, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF PARMINDER SINGH, PARAMJIT KAUR, BALVINDER S. PANNU,
KARAMJEET K. PANNU, SHARTLESVILLE STAR INC. MIFFLINVILLE TRUCK PLAZA, INC.
AT 451 WEST THIRD STREET MIFFLINVILLE COLUMBIA COUNTY PENNSYLVANIA.
SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY SHERIFF PAUL
D'ANGELO.

SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

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

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 13ST DAY OF OCTOBER 2008

Tami B Kline |KPB|

COUNTY OF BERKS
SHERIFF OF BERKS COUNTY PA
633 COURT ST
READING, PA 19601

COMMERCE BANK
60-184-313

84433

PAY FIFTY SEVEN DOLLARS NINETY EIGHT CENTS
TO THE
ORDER
OF
COLUMBIA COUNTY SHERIFF DEPT.
COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

DATE
10/06/08

AMOUNT
\$57.98

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE





Security features. Details on back.

⑈084433⑈ ⑆031301846⑆ 53 819017 4⑈



COUNTY OF BERKS, PENNSYLVANIA

SHERIFF'S DEPARTMENT

Courthouse- 3rd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6240
Fax: 610.478.6222

Eric J. Weaknecht, Sheriff

Anthony Damore, Chief Deputy

AFFIDAVIT OF SERVICE

DOCKET NO. 08-ED-144
COMMONWEALTH OF
PENNSYLVANIA:
COUNTY OF BERKS

Personally appeared before me, JAMES ROTHHART, Deputy for Eric J. Weaknecht, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that on SEPTEMBER 25, 2008 at 6:33 PM, he served the annexed WRIT OF EXECUTION upon PARAMJIT KAUSER, within named defendant, by handing a copy thereof to RAJ KAU, ADULT MEMBER OF HOUSEHOLD (NIECE), at 1163 FREDRICK BLVD, READING, MUHLENBERG TOWNSHIP, Berks County, Pa., and made known to defendant the contents thereof.

James Rothhart 48
DEPUTY SHERIFF OF BERKS CO., PA

Sworn and subscribed before me
this 3RD day of OCTOBER, 2008

Angela DeFazio
NOTARY PUBLIC, READING, BERKS CO., PA

Service made as set forth above.

STATE OF PENNSYLVANIA
COUNTY OF BERKS
JAMES ROTHART, Deputy Sheriff
633 Court Street, Reading, PA 19601
Phone: 610.478.6240
Fax: 610.478.6222

So Answers,

Eric J. Weaknecht
SHERIFF OF BERKS COUNTY, PA

Sheriff's Costs in Above Proceedings

\$ 100.00	DEPOSIT
\$ 42.02	ACTUAL COST OF CASE
\$ 57.98	AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

Sec. 2, Act of June 20, 1911, P.L. 1072

Dedicated to public service with integrity, virtue & excellence

www.countyofberks.com/sheriff

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

THE FIRST NATIONAL BANK OF
BERWICK, NOW KNOWN AS FIRST
KEYSTONE NATIONAL BANK

VS

PARMINDER SINGH, PARAMJIT KAUR,
BALVINDER S. PANNU, KARAMJEET K.
PANNU, SHARTLESVILLE STAR, INC.
MIFFLINVILLE TRUCK PLAZA, INC.

144ED2008

MORTGAGE FORECLOSURE

NOW, FRIDAY, AUGUST 29, 2008, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF
COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF BERKS
COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE
REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, PARAMJIT KAUR, AT 1163
FREDERICK BOULEVARD, READING, PA 19605

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

RECEIVED

AUG 29 19 09 39

CLERK OF BERKS

COUNTY OF BERKS, PENNSYLVANIA
SHERIFF'S DEPARTMENT



Courthouse- 3rd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6240
Fax: 610.478.6222

Eric J. Weaknecht, Sheriff

Anthony Damore, Chief Deputy

AFFIDAVIT OF SERVICE

DOCKET NO. 08-ED-144
COMMONWEALTH OF
PENNSYLVANIA:
COUNTY OF BERKS

Personally appeared before me, JAMES ROTHARPT, Deputy for Eric J. Weaknecht, Sheriff of Berks County, 633 Court Street, Reading, Pennsylvania, who being duly sworn according to law, deposes and says that on SEPTEMBER 25, 2008 at 6:33 PM, he served the annexed WRIT OF EXECUTION upon PARMINDER SINGH, within named defendant, by handing a copy thereof to RAJ KAU, ADULT MEMBER OF HOUSEHOLD (NIECE), at 1163 FREDRICK BLVD, READING, MUHLENBERG TOWNSHIP, Berks County, Pa., and made known to defendant the contents thereof.

James Rothardt 48
DEPUTY SHERIFF OF BERKS CO., PA

Sworn and subscribed before me
this 3RD day of OCTOBER, 2008

James Rothardt
NOTARY PUBLIC, READING, BERKS CO., PA

Service made as set forth above.



So Answers,

Eric J. Weaknecht
SHERIFF OF BERKS COUNTY, PA

Sheriff's Costs in Above Proceedings
\$ DEPOSIT
\$ ACTUAL COST OF CASE
\$ AMOUNT OF REFUND

All Sheriff's Costs shall be due and payable when services are performed, and it shall be lawful for him to demand and receive from the party instituting the proceedings, or any part liable for the costs thereof, all unpaid sheriff's fees on the same before he shall be obligated by law to make return thereof.

___ Sec. 2, Act of June 20, 1911, P.L/ 1072

Dedicated to public service with integrity, virtue & excellence

www.countyofberks.com/sheriff

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815
FAX: (570) 389-5425

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 789-6300

THE FIRST NATIONAL BANK OF
BERWICK, NOW KNOWN AS FIRST
KEYSTONE NATIONAL BANK

144ED2008

VS

MORTGAGE FORECLOSURE

PARMINDER SINGH, PARAMJIT KAUR,
BALVINDER S. PANNU, KARAMJEET K.
PANNU, SHARTLESVILLE STAR, INC.
MIFFLINVILLE TRUCK PLAZA, INC.

NOW, FRIDAY, AUGUST 29, 2008, I, HON. TIMOTHY T. CHAMBERLAIN, HIGH SHERIFF OF
COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF BERKS
COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE
REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, PARMINDER SINGH, AT 1163
FREDERICK BOULEVARD, READING, PA 196105

Timothy T. Chamberlain

TIMOTHY T. CHAMBERLAIN
SHERIFF
COLUMBIA COUNTY, PENNSYLVANIA

RECEIVED

AUG 29 10 19 AM '08

CLERK OF SUPERIOR COURT
COUNTY OF BERKS

COMPLETE THIS SECTION OF DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *John F. Dwyer*
 C. Date of Delivery *SEP 03 2008*
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

N/A
 SHERIFF SALE

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

7007 0710 0002 4087 6382

Domestic Return Receipt

102595-02-M-1540 ; Return Receipt

COMPLETE THIS SECTION OF DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *John F. Dwyer*
 C. Date of Delivery *SEP 03 2008*
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

7007 0710 0002 4087 6382

Domestic Return Receipt

102595-02-M-1540 ; Return Receipt

COMPLETE THIS SECTION OF DELIVERY

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.

COMPLETE THIS SECTION OF DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *John F. Dwyer*
 C. Date of Delivery *SEP 03 2008*
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

7007 0710 0002 4087 6375

Domestic Return Receipt

102595-02-M-1540 ; Return Receipt

COMPLETE THIS SECTION OF DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *John F. Dwyer*
 C. Date of Delivery *SEP 03 2008*
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

7007 0710 0002 4087 6344

Domestic Return Receipt

102595-02-M-1540 ; Return Receipt

COMPLETE THIS SECTION OF DELIVERY

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.

COMPLETE THIS SECTION OF DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *John F. Dwyer*
 C. Date of Delivery *SEP 03 2008*
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

7007 0710 0002 4087 6337

Domestic Return Receipt

102595-02-M-1540 ; Return Receipt

COMPLETE THIS SECTION OF DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *John F. Dwyer*
 C. Date of Delivery *SEP 03 2008*
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

7007 0710 0002 4087

Domestic Return Receipt

102595-02-M-1540 ; Return Receipt

COMPLETE THIS SECTION OF DELIVERY

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.

COMPLETE THIS SECTION OF DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *John F. Dwyer*
 C. Date of Delivery *SEP 03 2008*
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

7007 0710 0002 4087

Domestic Return Receipt

102595-02-M-1540 ; Return Receipt

COMPLETE THIS SECTION OF DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
 B. Received by (Printed Name) *John F. Dwyer*
 C. Date of Delivery *SEP 03 2008*
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

7007 0710 0002 4087

Domestic Return Receipt

102595-02-M-1540 ; Return Receipt

COMPLETE THIS SECTION OF DELIVERY

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.



**Rosenn Jenkins
& Greenwald LLP**
ATTORNEYS AT LAW

THOMAS J. CAMPENNI
15 South Franklin Street
Wilkes-Barre, PA 18711
Tel: 570.826.5688
Fax: 570.706.3437
tcampenni@rjglaw.com

September 15, 2008

EUGENE ROTH
DANIEL G. FLANNERY
MURRAY UFBERG
BRUCE C. ROSENTHAL
DONALD H. BROBST
ANTHONY J. DIXON
JOSEPH L. PERSICO
HOWARD M. LEVINSON
ALAN S. HOLLANDER
GARRY S. TAROLI
RICHARD A. RUSSO
JAMES P. VALENTINE
MARK A. VAN LUON
LEE S. PIATT
ROBERT D. SCHAUB
ROBERT N. GAWLAS, JR.
STEVEN P. ROTH
JAMES C. OSCHAL
JOSEPH G. FERGUSON
MATTHEW E. TUROWSKI
ANDREW D. BIGDA
THOMAS J. MacNEELY
MARYJO KISHIL
FRANK M. O'NEILL
CHRISTOPHER P. RATCHFORD
JAMES J. SCANLON
PAUL T. RUSHTON
JOHN I. ZELINKA
THOMAS J. CAMPENNI
KIERAN M. CASEY
MICHELLE R. O'BRIEN
JOHN L. SIEJK
MATTHEW T. ROGERS

Of Counsel:
HAROLD ROSENN
JOSEPH J. SAVITZ
MARSHALL S. JACOBSON

**CERTIFIED MAIL,
RETURN RECEIPT REQUESTED**

Timothy T. Chamberlain
Sheriff of Columbia County
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

**Re: The First National Bank of Berwick, Now Known As First
Keystone National Bank v. Paraminder Singh, Paramjit Kaur,
Balvinder S. Pannu, Karamjeet K. Pannu, Shartlesville Star, Inc.,
and Mifflinville Truck Plaza, Inc.
Docket No. 144ED2003
JD# 1977JD2007**

Dear Sheriff Chamberlain:

Please be advised that this firm represents Harbans Virk and Alpha Technologies, Inc. ("Alpha Technologies").

We are in receipt of your Notice dated August 29, 2008. Please be advised that Mr. Virk and Alpha Technologies wish to assert a claim and/or interest against certain property situated at I-80, Exit 242 and Rte. 339, Mifflinville, Pennsylvania 18631, also known as 451 W. Third Street, Mifflinville, Pennsylvania 18631, which is being exposed for Sheriff's Sale on November 12, 2008 at 9:00 a.m.

Mr. Virk and Alpha assert this interest through a Lis Pendens that has been indexed against the subject property in the case captioned at No. 1132 of 2007 in the Columbia County Court of Common Pleas and is fully set forth in the Complaint filed to that term and number.

Rosenn Jenkins & Greenwald LLP

Timothy T. Chamberlain
September 15, 2008
Page 2

If you have any questions or comments, please feel free to contact me at your convenience.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'T. Campenni', with a stylized flourish at the end.

THOMAS J. CAMPENNI

cc: Harbans Virk
James C. Oschal, Esquire
Mark Van Loon, Esquire



September 9, 2008

Timothy T. Chamberlain
Sheriff of Columbia County
PO Box 380
Bloomsburg, PA 17815

Robert A. Bull, Esquire
Bull, Bull, and Knecht, LLP
106 Market Street
Berwick, PA 18603


Re: The First National Bank of Berwick, now known as First Keystone National Bank v.
Parminder Singh, Paramjit Kaur, and others including Mifflinville Truck Plaza, Inc.

Interstate Scale Company, LLC as successor in interest to Hargett Enterprises, Inc. is in the process of having all existing UCC documents assigned to Interstate Scale Company. As shown by copies of the attached documents, Interstate Scale Company, LLC is the assignee of the right of Hargett Enterprises, Inc. to the full platform truck scale and related scale equipment and construction materials, including any such goods that may be deemed to become fixtures, located at I-80 & Route 339, Exit 242, Mifflinville, Pennsylvania 18631. We do not claim any interest in the real estate, just the equipment of the scale and related equipment and inventory that is probably still in the closed facility.

We would like the opportunity to remove our internal equipment and weigh ticket inventory at everyone's earliest convenience and make arrangements to remove the actual scale equipment at our convenience sometime in the next few months. I assume we would need permission from counsel for the bank to arrange this, and by copy of this letter, I will ask Mollie Wilson, Operations Manager-Interstate Scale Company LLC (phone - 812.421.8212) to contact Robert Bull directly at 717.759.1231.

If there are any questions, I may be reached at mike.kuperman@iowa80group.com or 563.468.5304.

Sincerely,

Interstate Scale Company

Michael Kuperman
House Counsel

cc: Mollie Wilson

File Number: 2008091002429
Date Filed: 09/10/2008 10:06 AM
Pedro A. Cortés
Secretary of the Commonwealth

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional] Stanley Lande & Hunter (563) 324-1000	
B. SEND ACKNOWLEDGMENT TO: (Name and Address) Stanley Lande & Hunter 900 U.S. Bank Center 201 West 2nd Street Davenport IA 52801 Email: cjhicks@slhlaw.com ; dbohner@state.pa.us Fax: (563) 326-6266	

Barcode too big to fit in this area

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE # 2006050100296		1b. This FINANCING STATEMENT AMENDMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. <input type="checkbox"/>			
2. <input type="checkbox"/> TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to security interest(s) of the Secured Party authorizing this Termination statement.					
3. <input type="checkbox"/> CONTINUATION: Effectiveness of the Financing Statement identified above is renewed for a period of _____ months provided by applicable law.					
4. <input checked="" type="checkbox"/> ASSIGNMENT of all or partial _____					
5. AMENDMENT (PARTY INFORMATION): This Amendment affects <input type="checkbox"/> Debtor or <input type="checkbox"/> Secured Party of record. <input type="checkbox"/> FULL name and/or address <input type="checkbox"/> DELETE name <input type="checkbox"/> ADD name					
6. CURRENT RECORD INFORMATION:					
1a. ORGANIZATION'S NAME Mifflinville Truck Plaza, Inc.					
OR	1b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME SUFFIX		
7. CHANGE (NEW) OR ADDED INFORMATION					
7a. ORGANIZATION'S NAME INTERSTATE SCALE COMPANY, LLC					
OR	7b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME SUFFIX		
7c. MAILING ADDRESS P. O. Box 630		CITY Walcott	STATE IA	POSTAL CODE 52773	COUNTRY USA
8. AMENDMENT (COLLATERAL CHANGE) Describe collateral: <input type="checkbox"/> deleted or <input type="checkbox"/> added, or give entire <input type="checkbox"/> repeated collateral description or describe collateral <input type="checkbox"/> assigned					

9. NAME of SECURED PARTY of RECORD AUTHORIZING THIS AMENDMENT <input type="checkbox"/> DEBTOR authorizing this amendment				
9a. ORGANIZATION'S NAME Hargett Enterprises, Inc. d/b/a Interstate Automated Scale Systems				
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

10. OPTION A: FILER REFERENCE DATA

Mifflinville D5809-27



Mifflinville

File Number: 2006050100296
Date Filed: 04/28/2006 08:00 AM
Pedro A. Cortés
Secretary of the Commonwealth

FINANCING STATEMENT

READ INSTRUCTIONS (front and back) CAREFULLY

NAME & PHONE OF CONTACT AT FILER (optional)

Randall K. Craig, 812/477-3337

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Law Offices of Randall K. Craig
5000 East Virginia Street, Suite 1
Evansville, Indiana 47715-2672

Commonwealth of Pennsylvania
UCC1 Initial Filing 3 Page(s)



THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - Insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME

OR Mifflinville Truck Plaza, Inc.

1b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

1c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

1137 Commons Boulevard

Reading

PA

19605-3334

USA

1d. SEE INSTRUCTIONS

ADD'L INFO RE
ORGANIZATION
DEBTOR

1e. TYPE OF ORGANIZATION

Corporation

1f. JURISDICTION OF ORGANIZATION

Pennsylvania

1g. ORGANIZATIONAL ID #, if any

PA-552274

☐ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - Insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR 2b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

2c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

2d. SEE INSTRUCTIONS

ADD'L INFO RE
ORGANIZATION
DEBTOR

2e. TYPE OF ORGANIZATION

2f. JURISDICTION OF ORGANIZATION

2g. ORGANIZATIONAL ID #, if any

☐ NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - Insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME

OR Hargett Enterprises, Inc. d/b/a Interstate Automated Scale Systems

3b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

3c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

P.O. Box 6730

Evansville

IN

47719-0730

USA

4. This FINANCING STATEMENT covers the following collateral:

Full platform truck scale and related scale equipment and construction materials, including any such goods that may be deemed to become fixtures, located at I-80 & Route 339, Exit 242, Mifflinville, Pennsylvania 18631:

See Attached Legal Description

5. ALTERNATIVE DESIGNATION (if applicable):	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
6. This FINANCING STATEMENT is to be filed (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable).	7. Check to REQUEST SEARCH REPORT(s) on Debtor(s) (optional).			All Debtors	Debtor 1	Debtor 2
8. OPTIONAL FILER REFERENCE DATA						

FILING OFFICE COPY — UCC FINANCING STATEMENT (FORM UCC1) (REV. 05/22/02)

#4095 Mifflinville PA



COUNTY OF COLUMBIA
RECORDER OF DEEDS
Beverly J. Michael, Recorder
35 West Main Street
Bloomsburg, PA 17815

Instrument Number - 200604528
Recorded On 5/8/2006 At 12:14:54 PM
* Instrument Type - MISCELLANEOUS
Invoice Number - 95004
* Grantor - HARGETT ENTERPRISES INC
* Grantee - TO WHOM IT MAY CONCERN
User - BJM

* Total Pages - 6

* FEES

STATE WRIT TAX	\$0.50
RECORDING FEES -	\$15.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
TOTAL	\$20.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
MAIL RANDALL K. CRAIG

I hereby CERTIFY that this document is
recorded in the Recorder's Office of
Columbia County, Pennsylvania.



Beverly J. Michael

Beverly J. Michael
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Legal Description
Mifflinville Truck Plaza Inc.
Mifflinville Truck Plaza
Mifflinville, PA
Page 1 of 1

KAILA / PANNU - EXHIBIT "A"

ALL THAT CERTAIN piece or parcel of land situate in Mifflin Township, County of Columbia, State of Pennsylvania bounded and described as follows to-wit:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between land of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (R.B 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (R.B. 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (L.N. 200301695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 94.35 feet to a point; thence along the same North 43 degrees 57 minutes 08 seconds West 920.95 feet to a no. 7 rebar found; thence along the same North 19 degrees 01 minutes 35 seconds West 135.77 feet to a point; thence along the same and along the easterly right-of-way of the aforementioned State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 333.10 feet to the place of BEGINNING. CONTAINING 4.514 acres of land in all.

The Grantor herein reserves for herself the following variable width Access Easement. Said Easement being more fully described, to-wit:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between lands of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (RB 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (RB 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (L.N. 200301695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 91.72 feet to a point; thence through above described parcel of land the following five bearings and distances: North 30 degrees 16 minutes 40 seconds West 876.43 feet to a point; North 30 degrees 46 minutes 32 seconds West 55.78 feet to a point; and North 59 degrees 13 minutes 28 seconds East 25.00 feet to a point; North 30 degrees 46 minutes 32 seconds West 254.51 feet to a point; and North 76 degrees 50 minutes 28 seconds West 48.55 feet to a point on the easterly right-of-way of the aforementioned State Route No. 0339; thence along the easterly right-of-way of said State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 72.01 feet to the place of BEGINNING.

All of the above being more fully shown on a draft prepared by Drummheller Surveying dated October 20, 2005.

BEING THE SAME premises conveyed to Paramjit Kaur and Balvinder S. Pannu, as Tenants in Common, by deed of Annette J. Brennan, Unmarried dated November 14, 2005, being recorded simultaneously herewith.

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

Friday, August 29, 2008

**SUSAN NEVEL-TAX COLLECTOR
226 E. 5TH STREET
MIFFLINVILLE, PA 18631-**

**THE FIRST NATIONAL BANK OF BERWICK, NOW KNOWN AS FIRST
KEYSTONE NATIONAL BANK
VS
PARMINDER SINGH, PARAMJIT KAUR, BALVINDER S. PANNU,
KARAMJEET K. PANNU, SHARTLESVILLE STAR, INC. MIFFLINVILLE
TRUCK PLAZA, INC.**

DOCKET # 144ED2008

JD # 1977JD2007

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

THE FIRST NATIONAL BANK OF
BERWICK, now known as FIRST
KEYSTONE NATIONAL BANK,
Plaintiff
VS.
PARMINDER SINGH, PARAMJIT KAUR,
BALVINDER S. PANNU, KARAMJEET
K. PANNU, SHARTLESVILLE STAR, INC.,
MIFFLINVILLE TRUCK PLAZA, INC.,
Defendants

IN THE COURT OF COMMON PLEAS
OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY, PA
CIVIL ACTION - LAW
MORTGAGE FORECLOSURE ACTION
2008 ED-144
NO. 2007 CV 1977 MF

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

TO: Parminder Singh
1163 Frederick Boulevard
Reading, PA 19605

Paramjit Kaur,
1163 Frederick Boulevard
Reading, PA 19605

Balvinder S. Pannu
5141 Gazelle Ridge Way
Antelope, CA 95843

Karamjeet K. Pannu
5141 Gazelle Ridge Way
Antelope, CA 95843

Parminder Singh, Paramjit Kaur, Balvinder S. Pannu, and Karamjeet K.

Pannu, Defendants herein and owners of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on November 12, 2008, at 9 o'clock A.M., eastern time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate at **I-80, Exit 242 and Rte. 339, Mifflinville, Pennsylvania 18631, also known as 451**

2008
W. Third Street, Mifflinville, Pennsylvania 18631, Columbia County, Pennsylvania,

the same more particularly described in Exhibit "A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF
BULL, BULL & KNECHT, LLP

Dated: Aug 12, 2008


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

*Listed as 72 Hasin 3, 3, 3, 3
70 Box 196
Mifflinville, Pa 18631*

Parcel # 23-05-072-04,000 City Twp parcel 1837.97 4/30/08
Parcel # 23-05-073-00,000 City Twp Parcel 124.43 4/30/08

Parcel # 23-05-072-04,000 - School paid { 2161.99 8/15/08 }
Parcel 23-05-073-00,00 School paid { 2161.99 9/10/08 } part payment
{ 142.48 8/15/08 } part payment
{ 142.48 9/10/08 }

Third payment Dec 15th

see Dec 142.48 * 1st payment

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ of 2008, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL that certain piece or parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between land of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (R. B. 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (R.B. 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (I.N. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 94.55 feet to a point, thence along the same North 43 degrees 57 minutes 08 seconds West 920.95 feet to a no. 7 rebar found; thence along the same North 19 degrees 01 minutes 35 seconds West 135.77 feet to a point; thence along the same and along the easterly right-of-way of the aforementioned State Route No.0339 North 13 degrees 09 minutes 32 seconds East 333.10 feet to the place of BEGINNING.

CONTAINING 4.514 acres of land in all.

The Grantor herein reserves for herself the following variable width Access Easement. Said Easement being more fully described, to wit:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between lands of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (RB 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (RB 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (IN. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 91.72 feet to a point; thence through above described parcel of land the following five bearings and distances: North 30 degrees 16 minutes 40 seconds West 876.43 feet to a point; North 30 degrees 46 minutes 32 seconds West 55.78 feet to a point; and North 59 degrees 13 minutes 28 seconds East 25.00 feet to a point; North 30 degrees 46 minutes 32 seconds West 254..51 feet to a point; and North 76 degrees 50 minutes 28 seconds West 48.55 feet to a point on the easterly right-of-way of the aforementioned State Route No. 0339; thence along the easterly right-of-way of said State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 72.01 feet to the place of BEGINNING.

All of the above being more fully shown on a draft prepared by Drumheller Surveying dated October 20, 2005, recorded simultaneously herewith.

BEING THE SAME PREMISES conveyed to Paramjit Kaur and Balvinder S. Pannu by Deed of Annette J. Brennan dated November 14, 2005, recorded in Columbia County in Instrument Number 200512818 on November 22, 2005.

PREMISES IMPROVED WITH A Gasoline Station/Convenience Store with a total of approximately 5,727 square feet of gross building area constructed in 1985 with an asphalt paved parking area.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

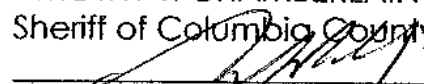
THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 23,05-005.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter 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 into execution at the suit of The First National Bank of Berwick against Defendants, Parminder Singh, Paramjit Kaur, Balvinder S. Pannu, and Karamjeet K. Pannu, and will be sold by:

Dated: 12/12, 2008

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff



September 10, 2008

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

**THE FIRST NATIONAL BANK OF BERWICK, NOW KNOWN AS FIRST
KEYSTONE NATIONAL BANK**

VS.

**PARMINDER SINGH, PARAMJIT KAUR, BALVINDER S. PANNU,
KARAMJEET K. PANNU, SHARTLESVILLE STAR, INC.
MIFFLINVILLE TRUCK PLAZA, INC.**

DOCKET # 144ED2008

JD # 1977JD2007

Dear Timothy:

The amount due on sewer account #704070 for the property located at 451 W.
Third Street Mifflinville, Pa through December 31, 2008 is \$13,856.78.

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

Sincerely,

Kelly Greer
Authority Clerk

Hearing Impaired 711

"BAJSA is an Equal Opportunity Provider and Provider"

1108 Freas Avenue • Berwick, Pennsylvania 18603

Phone: (570) 752-8477 • Fax: (570) 752-8479

Mifflin Township Water Authority

P.O. Box 487
Mifflinville, PA 18631

September 4, 2008

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

Re: First Keystone National Bank vs. Parminder Singh,
Mifflinville Truck Plaza, Inc.
Docket #144ED2008
JD #1977JD2007

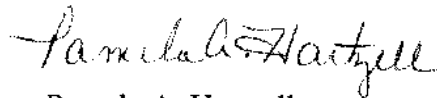
Dear Mr. Chamberlain:

Please be advised that Parminder Singh/Mifflinville Truck Plaza, Inc. owes Mifflin Township Water Authority \$406 for water usage at their property located at 451 West Third Street, Mifflinville, PA.

I am enclosing a bill for your payment convenience.

If you have any questions concerning this matter, please feel free to call me at 570-752-5498.

Sincerely,



Pamela A. Hartzell
Treasurer

Enclosure

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/29/2008

SERVICE# 9 - OF - 17 SERVICES
DOCKET # 144ED2008

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK, NOW
KNOWN AS FIRST KEYSTONE NATIONAL BANK

DEFENDANT PARMINDER SINGH, PARAMJIT KAUR, BALVINDER S.
PANNU, KARAMJEET K. PANNU, SHARTLESVILLE STAR,
INC. MIFFLINVILLE TRUCK PLAZA, INC.

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED
MIFFLIN WATER AUTHORITY C/O CURT MOOREHEAD
2ND STREET
MIFFLINVILLE

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON CURT MOOREHEAD

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09-03-08 TIME 1020 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>09-02-08</u>	<u>1545</u>	<u>DANIEL</u>	<u>CLOSED ON TUESDAY</u>
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY  DATE 09-03-08

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/29/2008

SERVICE# 8 - OF - 17 SERVICES
DOCKET # 144ED2008

PLAINTIFF THE FIRST NATIONAL BANK OF BERWICK, NOW
KNOWN AS FIRST KEYSTONE NATIONAL BANK

DEFENDANT PARMINDER SINGH, PARAMJIT KAUR, BALVINDER S.
PANNU, KARAMJEET K. PANNU, SHARTLESVILLE STAR,
INC. MIFFLINVILLE TRUCK PLAZA, INC.

ATTORNEY FIRM BULL, BULL & KNECHT

PERSON/CORP TO SERVED

SUSAN NEVEL-TAX COLLECTOR

226 E. 5TH STREET

MIFFLINVILLE

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Pos - 810

RELATIONSHIP _____ IDENTIFICATION _____

DATE 09-02-09 TIME 1555 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eys _____ 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

R. H. H.

DATE 09 02 09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 8/29/2008

SERVICE# 11 - OF - 17 SERVICES
DOCKET # 144ED2008

PLAINTIFF

THE FIRST NATIONAL BANK OF BERWICK, NOW
KNOWN AS FIRST KEYSTONE NATIONAL BANK

DEFENDANT

PARMINDER SINGH, PARAMJIT KAUR, BALVINDER S.
PANNU, KARAMJEET K. PANNU, SHARTLESVILLE STAR,
INC. MIFFLINVILLE TRUCK PLAZA, INC.

ATTORNEY FIRM

BULL, BULL & KNECHT

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP CUSTOMER SERVICE IDENTIFICATION _____

DATE 9-2-8 TIME 0900 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

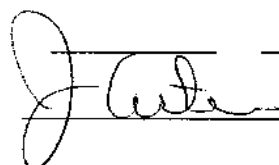
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 9-2-8

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 8/29/2008

SERVICE# 10 - OF - 17 SERVICES
DOCKET # 144ED2008

PLAINTIFF

THE FIRST NATIONAL BANK OF BERWICK, NOW
KNOWN AS FIRST KEYSTONE NATIONAL BANK

DEFENDANT

PARMINDER SINGH, PARAMJIT KAUR, BALVINDER S.
PANNU, KARAMJEET K. PANNU, SHARTLESVILLE STAR,
INC. MIFFLINVILLE TRUCK PLAZA, INC.

ATTORNEY FIRM

BULL, BULL & KNECHT

PERSON/CORP TO SERVED
BERWICK SEWER
1108 FREAS AVE.
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Kelly Gierke

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 09.02.08 TIME 0910 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

River Dill

DATE 09.02.08

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE:02-SEP-08

FEE:\$5.00

CERT. NO:5169

KAUR PARAMJIT
PANNU BALVINDER S
1137 COMMONS BLVD
READING PA 19605

DISTRICT: MIFFLIN TWP
DEED 20051-2818
LOCATION: 451 W THIRD ST
PARCEL: 23 -05 -005-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	TOTAL AMOUNT
2007	PRIM	9,221.81	194.78	0.00	9,416.59
TOTAL DUE :					\$9,416.59

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 8/29/2008

SERVICE# 14 - OF - 17 SERVICES
DOCKET # 144ED2008

PLAINTIFF

THE FIRST NATIONAL BANK OF BERWICK, NOW
KNOWN AS FIRST KEYSTONE NATIONAL BANK

DEFENDANT

PARMINDER SINGH, PARAMJIT KAUR, BALVINDER S.
PANNU, KARAMJEET K. PANNU, SHARTLESVILLE STAR,
INC. MIFFLINVILLE TRUCK PLAZA, INC.

ATTORNEY FIRM

BULL, BULL & KNECHT

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 9-2-8 TIME 0810 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

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

DEPUTY

J. Guter

DATE 9-2-8

REAL ESTATE OUTLINE

ED # 1411

DATE RECEIVED 1/21/08
DOCKET AND INDEX 1/21/08

CHECK FOR PROPER INFO.

WRIT OF EXECUTION 1
COPY OF DESCRIPTION 1
WHEREABOUTS OF LKA 1
NON-MILITARY AFFIDAVIT 1
NOTICES OF SHERIFF SALE 1
WAIVER OF WATCHMAN 1
AFFIDAVIT OF LIENS LIST 1
CHECK FOR \$1,350.00 OR 1 CK# 1411
****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE 1/22/08 TIME 11:00
POSTING DATE 1/22/08
ADV. DATES FOR NEWSPAPER
1ST WEEK 1/22/08
2ND WEEK 1/29/08
3RD WEEK 2/5/08

SHERIFF'S SALE

WEDNESDAY NOVEMBER 12, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 144 OF 2008 ED AND CIVIL WRIT NO. 1977 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece or parcel of land situate in Mifflin Township, Columbia County,

Pennsylvania, bounded and described as follows:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between land of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (R. B. 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (R.B. 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (I.N. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 94.55 feet to a point, thence along the same North 43 degrees 57 minutes 08 seconds West 920.95 feet to a no. 7 rebar found; thence along the same North 19 degrees 01 minutes 35 seconds West 135.77 feet to a point; thence along the same and along the easterly right-of-way of the aforementioned State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 333.10 feet to the place of BEGINNING.

CONTAINING 4.514 acres of land in all.

The Grantor herein reserves for herself the following variable width Access Easement. Said Easement being more fully described, to wit:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between lands of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (RB 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (RB 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (IN. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 91.72 feet to a point; thence through above described parcel of land the following five bearings and distances: North 30 degrees 16 minutes 40 seconds West 876.43 feet to a point; North 30 degrees 46 minutes 32 seconds West 55.78 feet to a point; and North 59 degrees 13 minutes 28 seconds East 25.00 feet to a point; North 30 degrees 46 minutes 32 seconds West 254.51 feet to a point; and North 76 degrees 50 minutes 28 seconds West 48.55 feet to a point on the easterly right-of-way of the aforementioned State Route No. 0339; thence along the easterly right-of-way of said State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 72.01 feet to the place of BEGINNING.

All of the above being more fully shown on a draft prepared by Drumheller Surveying dated October 20, 2005, recorded simultaneously herewith.

BEING THE SAME PREMISES conveyed to Paramjit Kaur and Balvinder S. Pannu by Deed of Annette J. Brennan dated November 14, 2005, recorded in Columbia County in Instrument Number 200512818 on November 22, 2005.

PREMISES IMPROVED WITH A Gasoline Station/Convenience Store with a total of approximately 5,727 square feet of gross building area constructed in 1985 with an asphalt paved parking area.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 23,05-005.

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
Robert A. Bull
106 Market Street
Berwick, PA 18603

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

SHERIFF'S SALE

WEDNESDAY NOVEMBER 12, 2008 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 144 OF 2008 ED AND CIVIL WRIT NO. 1977 OF 2007 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL that certain piece or parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between land of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (R. B. 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (R.B. 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (I.N. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 94.55 feet to a point, thence along the same North 43 degrees 57 minutes 08 seconds West 920.95 feet to a no. 7 rebar found; thence along the same North 19 degrees 01 minutes 35 seconds West 135.77 feet to a point; thence along the same and along the easterly right-of-way of the aforementioned State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 333.10 feet to the place of BEGINNING.

CONTAINING 4.514 acres of land in all.

The Grantor herein reserves for herself the following variable width Access Easement. Said Easement being more fully described, to wit:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between lands of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (RB 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (RB 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (I.N. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 91.72 feet to a point; thence through above described parcel of land the following five bearings and distances: North 30 degrees 16 minutes 40 seconds West 876.43 feet to a point; North 30 degrees 46 minutes 32 seconds West 55.78 feet to a point; and North 59 degrees 13 minutes 28 seconds East 25.00 feet to a point; North 30 degrees 46 minutes 32 seconds West 254.51 feet to a point; and North 76 degrees 50 minutes 28 seconds West 48.55 feet to a point on the easterly right-of-way of the aforementioned State Route No. 0339; thence along the easterly right-of-way of said State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 72.01 feet to the place of BEGINNING.

All of the above being more fully shown on a draft prepared by Drumheller Surveying dated October 20, 2005, recorded simultaneously herewith.

BEING THE SAME PREMISES conveyed to Paramjit Kaur and Balvinder S. Pannu by Deed of Annette J. Brennan dated November 14, 2005, recorded in Columbia County in Instrument Number 200512818 on November 22, 2005.

PREMISES IMPROVED WITH A Gasoline Station/Convenience Store with a total of approximately 5, 727 square feet of gross building area constructed in 1985 with an asphalt paved parking area.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 23,05-005.

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
Robert A. Bull
106 Market Street
Berwick, PA 18603

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

THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
BERWICK, now known as FIRST	:	OF THE 26 TH JUDICIAL DISTRICT
KEYSTONE NATIONAL BANK,	:	COLUMBIA COUNTY, PA
Plaintiff	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
PARMINDER SINGH, PARAMJIT KAUR,	:	
BALVINDER S. PANNU, KARAMJEET	:	
K. PANNU, SHARTLESVILLE STAR, INC.	:	
MIFFLINVILLE TRUCK PLAZA, INC.,	:	2008-ED-144
Defendants	:	NO. 2007 CV 1977 MF

AFFIDAVIT PURSUANT TO RULE 3129.1

First Keystone National Bank, f/k/a The First National Bank of Berwick, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at **I-80, Exit 242 and Rte. 339, Mifflinville, Pennsylvania 18631, also known as 451 W. Third Street, Mifflinville, Pennsylvania 18631**, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached.

1. Name and address of Owner or Reputed Owner:

Paramjit Kaur
1163 Frederick Boulevard
Reading, PA 19605

Balvinder S. Pannu
5141 Gazelle Ridge Way
Antelope, CA 95843

2. Name and address of Defendant in Judgment:

Paramjit Kauer
1163 Frederick Boulevard
Reading, PA 19605

Balvinder S. Pannu
5141 Gazelle Ridge Way
Antelope, CA 95843

Parminder Singh
1163 Frederick Boulevard
Reading, PA 19605

Karamjeet K. Pannu
5141 Gazelle Ridge Way
Antelope, CA 95843

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

Harry Virk, et al
c/o Rosenn , Jenkins & Greenwald
15 South Franklin Street
Wilkes-Barre, PA 18711
(Docket No. 1132-2007)

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

The First National Bank of Berwick
n/k/a First Keystone National Bank
111 West Front Street
Berwick, PA 18603
(Inst. 200512819)

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

First National Bank of Berwick
n/k/a First Keystone National Bank
111 West Front Street
Berwick, PA 18603
(Inst. 200512820)

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: N/A

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

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

Mifflinville Township Tax Collector
Susan J. Nevel
E. Fifth Street
P.O. Box 371
Mifflinville, PA 18631

PA American Water Co.
852 Wesley Drive
Mechanicsburg, PA 17055

Berwick Area Joint Sewer Authority
1108 Freas Avenue
Berwick, PA 18603

Hargett Enterprises, Inc.
2431 Locust Creek Drive
P.O. Box 6730
Evansville, Indiana 47719-0730
(Instrument No. 200604528)

Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by The First National Bank of Berwick, PA on March 12, 2008 in the amount of (Count I) \$1,856,652.98 plus per diem at the rate of \$519.11 from September 22, 2007; (Count II) \$109,193.44 plus per diem at the rate of \$33.73 from September 22, 2007.

A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

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

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

BULL, BULL & KNECHT, LLP

Dated: Aug 12, 2008

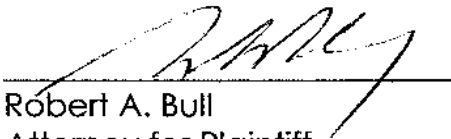

Robert A. Bull
Attorney for Plaintiff

EXHIBIT "A"

ALL that certain piece or parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between land of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (R. B. 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (R.B. 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (I.N. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 94.55 feet to a point, thence along the same North 43 degrees 57 minutes 08 seconds West 920.95 feet to a no. 7 rebar found; thence along the same North 19 degrees 01 minutes 35 seconds West 135.77 feet to a point; thence along the same and along the easterly right-of-way of the aforementioned State Route No.0339 North 13 degrees 09 minutes 32 seconds East 333.10 feet to the place of BEGINNING.

CONTAINING 4.514 acres of land in all.

The Grantor herein reserves for herself the following variable width Access Easement. Said Easement being more fully described, to wit:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between lands of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (RB 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (RB 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (IN. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 91.72 feet to a point; thence through above described parcel of land the following five bearings and distances: North 30 degrees 16 minutes 40 seconds West 876.43 feet to a point; North 30 degrees 46 minutes 32 seconds West 55.78 feet to a point; and North 59 degrees 13 minutes 28 seconds East 25.00 feet to a point; North 30 degrees 46 minutes 32 seconds West 254..51 feet to a point; and North 76 degrees 50 minutes 28 seconds West 48.55 feet to a point on the easterly right-of-way of the aforementioned State Route No. 0339; thence along the easterly right-of-way of

said State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 72.01 feet to the place of BEGINNING.

All of the above being more fully shown on a draft prepared by Drumheller Surveying dated October 20, 2005, recorded simultaneously herewith.

BEING THE SAME PREMISES conveyed to Paramjit Kaur and Balvinder S. Pannu by Deed of Annette J. Brennan dated November 14, 2005, recorded in Columbia County in Instrument Number 200512818 on November 22, 2005.

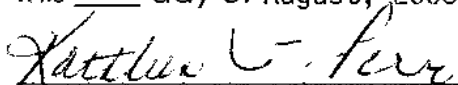
THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
BERWICK, now known as FIRST	:	OF THE 26 TH JUDICIAL DISTRICT
KEYSTONE NATIONAL BANK,	:	COLUMBIA COUNTY, PA
Plaintiff	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
PARMINDER SINGH, PARAMJIT KAUR,	:	
BALVINDER S. PANNU, KARAMJEET	:	
K. PANNU, SHARTLESVILLE STAR, INC.	:	
MIFFLINVILLE TRUCK PLAZA, INC.,	:	2008-ED-144
Defendants	:	NO. 2007 CV 1977 MF

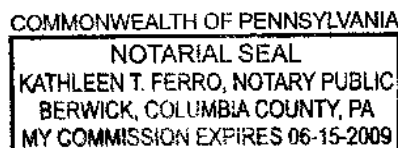
WATCHMAN RELEASE FORM

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf of the within Plaintiff, First Keystone National Bank, f/k/a The First National Bank of Berwick, and being authorized so to do, waive the right to the placing of a Watchman and/or insurance on the property located at **I-80, Exit 242 and Rte. 339, Mifflinville, Pennsylvania 18631, also known as 451 W. Third Street, Mifflinville, Pennsylvania 18631**, Columbia County, Pennsylvania, in the above mortgage foreclosure action.


ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before
this ____ day of August, 2008.


Notary Public



THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
BERWICK, now known as FIRST	:	OF THE 26 TH JUDICIAL DISTRICT
KEYSTONE NATIONAL BANK,	:	COLUMBIA COUNTY, PA
Plaintiff	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
PARMINDER SINGH, PARAMJIT KAUR,	:	
BALVINDER S. PANNU, KARAMJEET	:	
K. PANNU, SHARTLESVILLE STAR, INC.	:	
MIFFLINVILLE TRUCK PLAZA, INC.,	:	
Defendants	:	2008-ED-144 NO. 2007 CV 1977 MF

**AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANT AND PLAINTIFF**

COMMONWEALTH OF PENNSYLVANIA	:
	: SS
COUNTY OF COLUMBIA	:

Lee A. Hess, being duly sworn according to law, does depose and say that he did, upon request of First Keystone National Bank, f/k/a The First National Bank of Berwick, Pennsylvania investigate the status of Defendants, Parminder Singh, Paramjit Kaur, Balvinder S. Pannu, and Karamjeet K. Pannu , the above-captioned Defendants with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview

of the aforesaid Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendants:

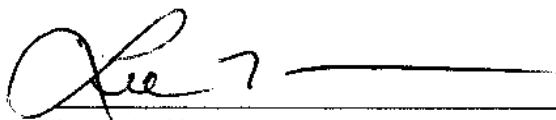
Paramjit Kaur
1163 Frederick Boulevard
Reading, PA 19605

Balvinder S. Pannu
5141 Gazelle Ridge Way
Antelope, CA 95843

Parminder Singh
1163 Frederick Boulevard
Reading, PA 19605

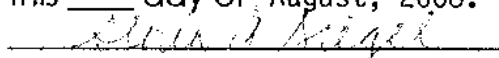
Karamjeet K. Pannu
5141 Gazelle Ridge Way
Antelope, CA 95843

and the address of the above Plaintiff is 111 West Front Street, Berwick, PA 18603.



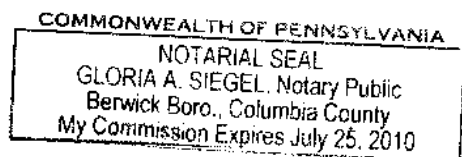
Lee A. Hess,
Collection Manager

Sworn to and subscribed to before me
this 20th day of August, 2008.



Notary Public

My Commission Expires:



THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
BERWICK, now known as FIRST	:	OF THE 26 TH JUDICIAL DISTRICT
KEYSTONE NATIONAL BANK,	:	COLUMBIA COUNTY, PA
Plaintiff	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
PARMINDER SINGH, PARAMJIT KAUR,	:	
BALVINDER S. PANNU, KARAMJEET	:	
K. PANNU, SHARTLESVILLE STAR, INC.	:	
MIFFLINVILLE TRUCK PLAZA, INC.,	:	
Defendants	:	2008-ED-144 NO. 2007 CV 1977 MF

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF COLUMBIA :

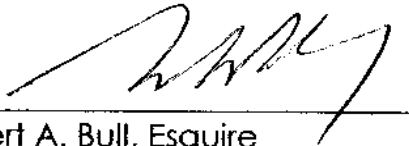
ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff; and that to the best of his knowledge, information and belief, the name and last known address of the Defendants in the above captioned judgment is:

Paramjit Kaur
1163 Frederick Boulevard
Reading, PA 19605

Balvinder S. Pannu
5141 Gazelle Ridge Way
Antelope, CA 95843

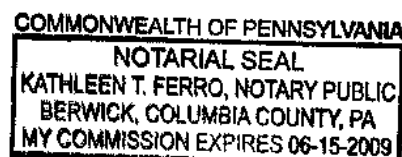
Parminder Singh
1163 Frederick Boulevard
Reading, PA 19605

Karamjeet K. Pannu
5141 Gazelle Ridge Way
Antelope, CA 95843


Robert A. Bull, Esquire

Sworn to and subscribed to before me
this 1 day of August, 2008


Notary Public



THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
BERWICK, now known as FIRST	:	OF THE 26 TH JUDICIAL DISTRICT
KEYSTONE NATIONAL BANK,	:	COLUMBIA COUNTY, PA
Plaintiff	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
PARMINDER SINGH, PARAMJIT KAUR,	:	
BALVINDER S. PANNU, KARAMJEET	:	
K. PANNU, SHARTLESVILLE STAR, INC.	:	
MIFFLINVILLE TRUCK PLAZA, INC.,	:	
Defendants	:	NO. 2007 CV 1977 MF

2008-ED-144

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

TO: Parminder Singh	Paramjit Kaur,
1163 Frederick Boulevard	1163 Frederick Boulevard
Reading, PA 19605	Reading, PA 19605
 Balvinder S. Pannu	 Karamjeet K. Pannu
5141 Gazelle Ridge Way	5141 Gazelle Ridge Way
Antelope, CA 95843	Antelope, CA 95843

Parminder Singh, Paramjit Kaur, Balvinder S. Pannu, and Karamjeet K.

Pannu, Defendants herein and owners of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____, 2008, at _____ o'clock A.M., eastern time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate at **I-80, Exit 242 and Rte. 339, Mifflinville, Pennsylvania 18631, also known as 451**

W. Third Street, Mifflinville, Pennsylvania 18631, Columbia County, Pennsylvania,
the same more particularly described in Exhibit "A", attached hereto and
incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the
Sheriff will within thirty (30) days thereafter file a schedule of distribution in his
office, where the same will be available for inspection and that distribution will
be made in accordance with this schedule unless exceptions are filed thereto
within ten (10) days thereafter.

LAW OFFICES OF
BULL, BULL & KNECHT, LLP

Dated: Aug 12, 2008



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ of 2008, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL that certain piece or parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between land of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (R. B. 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (R.B. 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (I.N. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 94.55 feet to a point, thence along the same North 43 degrees 57 minutes 08 seconds West 920.95 feet to a no. 7 rebar found; thence along the same North 19 degrees 01 minutes 35 seconds West 135.77 feet to a point; thence along the same and along the easterly right-of-way of the aforementioned State Route No.0339 North 13 degrees 09 minutes 32 seconds East 333.10 feet to the place of BEGINNING.

CONTAINING 4.514 acres of land in all.

The Grantor herein reserves for herself the following variable width Access Easement. Said Easement being more fully described, to wit:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between lands of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (RB 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (RB 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (IN. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 91.72 feet to a point; thence through above described parcel of land the following five bearings and distances: North 30 degrees 16 minutes 40 seconds West 876.43 feet to a point; North 30 degrees 46 minutes 32 seconds West 55.78 feet to a point; and North 59 degrees 13 minutes 28 seconds East 25.00 feet to a point; North 30 degrees 46 minutes 32 seconds West 254.51 feet to a point; and North 76 degrees 50 minutes 28 seconds West 48.55 feet to a point on the easterly right-of-way of the aforementioned State Route No. 0339; thence along the easterly right-of-way of said State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 72.01 feet to the place of BEGINNING.

All of the above being more fully shown on a draft prepared by Drumheller Surveying dated October 20, 2005, recorded simultaneously herewith.

BEING THE SAME PREMISES conveyed to Paramjit Kaur and Balvinder S. Pannu by Deed of Annette J. Brennan dated November 14, 2005, recorded in Columbia County in Instrument Number 200512818 on November 22, 2005.

PREMISES IMPROVED WITH A Gasoline Station/Convenience Store with a total of approximately 5, 727 square feet of gross building area constructed in 1985 with an asphalt paved parking area.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

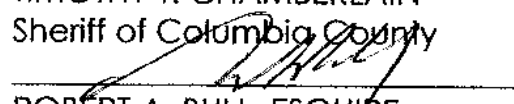
THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 23,05-005.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter 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 into execution at the suit of The First National Bank of Berwick against Defendants, Parminder Singh, Paramjit Kaur, Balvinder S. Pannu, and Karamjeet K. Pannu, and will be sold by:

Dated: Aug 12, 2008

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

THE FIRST NATIONAL BANK OF	:	IN THE COURT OF COMMON PLEAS
BERWICK, now known as FIRST	:	OF THE 26 TH JUDICIAL DISTRICT
KEYSTONE NATIONAL BANK,	:	COLUMBIA COUNTY, PA
Plaintiff	:	
VS.	:	CIVIL ACTION - LAW
	:	MORTGAGE FORECLOSURE ACTION
PARMINDER SINGH, PARAMJIT KAUR,	:	
BALVINDER S. PANNU, KARAMJEET	:	
K. PANNU, SHARTLESVILLE STAR, INC.	:	
MIFFLINVILLE TRUCK PLAZA, INC.,	:	
Defendants	:	NO. 2007 CV 1977 MF
		2008-ED-144

WRIT OF EXECUTION

TO: THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against the above-named Defendants, Parminder Singh, Paramjit Kaur, Balvinder S. Pannu, Karamjeet K. Pannu;

(1) You are directed to levy upon the property of the Defendants and to sell their interest therein which property is located at **I-80, Exit 242 and Rte. 339, Mifflinville, Pennsylvania 18631, also known as 451 W. Third Street, Mifflinville, Pennsylvania 18631**, and which is particularly described in Instrument Number 200512819.

ON COUNT I:

1. PRINCIPAL BALANCE	\$ 1,661,167.07
2. INTEREST	\$ 29,369.91
3. ATTORNEYS' FEES	<u>\$ 166,116.00</u>

REAL DEBT

\$ 1,856,652.98

and costs*

ON COUNT II:

1. PRINCIPAL BALANCE	\$ 97,131.38
2. INTEREST	\$ 2,348.92
3. ATTORNEYS' FEES	<u>\$ 9,713.14</u>

REAL DEBT

\$109,193.44

and costs*

DATED: Aug. 29, 2008


PROTHONOTARY

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 144 of 2008, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL that certain piece or parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between land of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (R. B. 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (R.B. 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (I.N. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 94.55 feet to a point, thence along the same North 43 degrees 57 minutes 08 seconds West 920.95 feet to a no. 7 rebar found; thence along the same North 19 degrees 01 minutes 35 seconds West 135.77 feet to a point; thence along the same and along the easterly right-of-way of the aforementioned State Route No.0339 North 13 degrees 09 minutes 32 seconds East 333.10 feet to the place of BEGINNING.

CONTAINING 4.514 acres of land in all.

The Grantor herein reserves for herself the following variable width Access Easement. Said Easement being more fully described, to wit:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between lands of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (RB 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (RB 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (IN. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 91.72 feet to a point; thence through above described parcel of land the following five bearings and distances: North 30 degrees 16 minutes 40 seconds West 876.43 feet to a point; North 30 degrees 46 minutes 32 seconds West 55.78 feet to a point; and North 59 degrees 13 minutes 28 seconds East 25.00 feet to a point; North 30 degrees 46 minutes 32 seconds West 254.51 feet to a point; and North 76 degrees 50 minutes 28 seconds West 48.55 feet to a point on the easterly right-of-way of the aforementioned State Route No. 0339; thence along the easterly right-of-way of said State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 72.01 feet to the place of BEGINNING.

All of the above being more fully shown on a draft prepared by Drumheller Surveying dated October 20, 2005, recorded simultaneously herewith.

BEING THE SAME PREMISES conveyed to Paramjit Kaur and Balvinder S. Pannu by Deed of Annette J. Brennan dated November 14, 2005, recorded in Columbia County in Instrument Number 200512818 on November 22, 2005.

PREMISES IMPROVED WITH A Gasoline Station/Convenience Store with a total of approximately 5, 727 square feet of gross building area constructed in 1985 with an asphalt paved parking area.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

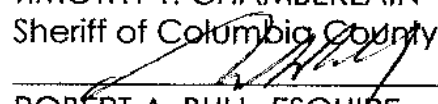
THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 23,05-005.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter 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 into execution at the suit of The First National Bank of Berwick against Defendants, Parminder Singh, Paramjit Kaur, Balvinder S. Pannu, and Karamjeet K. Pannu, and will be sold by:

Dated: Aug 12, 2008

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 144 of 2008, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL that certain piece or parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between land of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (R. B. 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (R.B. 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (I.N. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 94.55 feet to a point, thence along the same North 43 degrees 57 minutes 08 seconds West 920.95 feet to a no. 7 rebar found; thence along the same North 19 degrees 01 minutes 35 seconds West 135.77 feet to a point; thence along the same and along the easterly right-of-way of the aforementioned State Route No.0339 North 13 degrees 09 minutes 32 seconds East 333.10 feet to the place of BEGINNING.

CONTAINING 4.514 acres of land in all.

The Grantor herein reserves for herself the following variable width Access Easement. Said Easement being more fully described, to wit:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between lands of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (RB 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (RB 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (IN. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 91.72 feet to a point; thence through above described parcel of land the following five bearings and distances: North 30 degrees 16 minutes 40 seconds West 876.43 feet to a point; North 30 degrees 46 minutes 32 seconds West 55.78 feet to a point; and North 59 degrees 13 minutes 28 seconds East 25.00 feet to a point; North 30 degrees 46 minutes 32 seconds West 254.51 feet to a point; and North 76 degrees 50 minutes 28 seconds West 48.55 feet to a point on the easterly right-of-way of the aforementioned State Route No. 0339; thence along the easterly right-of-way of said State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 72.01 feet to the place of BEGINNING.

All of the above being more fully shown on a draft prepared by Drumheller Surveying dated October 20, 2005, recorded simultaneously herewith.

BEING THE SAME PREMISES conveyed to Paramjit Kaur and Balvinder S. Pannu by Deed of Annette J. Brennan dated November 14, 2005, recorded in Columbia County in Instrument Number 200512818 on November 22, 2005.

PREMISES IMPROVED WITH A Gasoline Station/Convenience Store with a total of approximately 5, 727 square feet of gross building area constructed in 1985 with an asphalt paved parking area.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

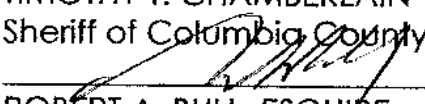
THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 23,05-005.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter 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 into execution at the suit of The First National Bank of Berwick against Defendants, Parminder Singh, Paramjit Kaur, Balvinder S. Pannu, and Karamjeet K. Pannu, and will be sold by:

Dated: 12/12, 2008

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 144 of 2008, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL that certain piece or parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between land of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (R. B. 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (R.B. 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (I.N. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 94.55 feet to a point, thence along the same North 43 degrees 57 minutes 08 seconds West 920.95 feet to a no. 7 rebar found; thence along the same North 19 degrees 01 minutes 35 seconds West 135.77 feet to a point; thence along the same and along the easterly right-of-way of the aforementioned State Route No.0339 North 13 degrees 09 minutes 32 seconds East 333.10 feet to the place of BEGINNING.

CONTAINING 4.514 acres of land in all.

The Grantor herein reserves for herself the following variable width Access Easement. Said Easement being more fully described, to wit:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between lands of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (RB 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (RB 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (IN. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 91.72 feet to a point; thence through above described parcel of land the following five bearings and distances: North 30 degrees 16 minutes 40 seconds West 876.43 feet to a point; North 30 degrees 46 minutes 32 seconds West 55.78 feet to a point; and North 59 degrees 13 minutes 28 seconds East 25.00 feet to a point; North 30 degrees 46 minutes 32 seconds West 254.51 feet to a point; and North 76 degrees 50 minutes 28 seconds West 48.55 feet to a point on the easterly right-of-way of the aforementioned State Route No. 0339; thence along the easterly right-of-way of said State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 72.01 feet to the place of BEGINNING.

All of the above being more fully shown on a draft prepared by Drumheller Surveying dated October 20, 2005, recorded simultaneously herewith.

BEING THE SAME PREMISES conveyed to Paramjit Kaur and Balvinder S. Pannu by Deed of Annette J. Brennan dated November 14, 2005, recorded in Columbia County in Instrument Number 200512818 on November 22, 2005.

PREMISES IMPROVED WITH A Gasoline Station/Convenience Store with a total of approximately 5,727 square feet of gross building area constructed in 1985 with an asphalt paved parking area.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

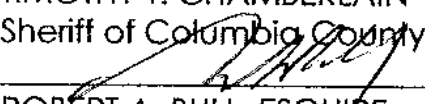
THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 23,05-005.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter 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 into execution at the suit of The First National Bank of Berwick against Defendants, Parminder Singh, Paramjit Kaur, Balvinder S. Pannu, and Karamjeet K. Pannu, and will be sold by:

Dated: Aug 12, 2008

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 144 of 2008, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL that certain piece or parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between land of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (R. B. 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (R.B. 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (I.N. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 94.55 feet to a point, thence along the same North 43 degrees 57 minutes 08 seconds West 920.95 feet to a no. 7 rebar found; thence along the same North 19 degrees 01 minutes 35 seconds West 135.77 feet to a point; thence along the same and along the easterly right-of-way of the aforementioned State Route No.0339 North 13 degrees 09 minutes 32 seconds East 333.10 feet to the place of BEGINNING.

CONTAINING 4.514 acres of land in all.

The Grantor herein reserves for herself the following variable width Access Easement. Said Easement being more fully described, to wit:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between lands of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (RB 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (RB 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (IN. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 91.72 feet to a point; thence through above described parcel of land the following five bearings and distances: North 30 degrees 16 minutes 40 seconds West 876.43 feet to a point; North 30 degrees 46 minutes 32 seconds West 55.78 feet to a point; and North 59 degrees 13 minutes 28 seconds East 25.00 feet to a point; North 30 degrees 46 minutes 32 seconds West 254.51 feet to a point; and North 76 degrees 50 minutes 28 seconds West 48.55 feet to a point on the easterly right-of-way of the aforementioned State Route No. 0339; thence along the easterly right-of-way of said State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 72.01 feet to the place of BEGINNING.

All of the above being more fully shown on a draft prepared by Drumheller Surveying dated October 20, 2005, recorded simultaneously herewith.

BEING THE SAME PREMISES conveyed to Paramjit Kaur and Balvinder S. Pannu by Deed of Annette J. Brennan dated November 14, 2005, recorded in Columbia County in Instrument Number 200512818 on November 22, 2005.

PREMISES IMPROVED WITH A Gasoline Station/Convenience Store with a total of approximately 5,727 square feet of gross building area constructed in 1985 with an asphalt paved parking area.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

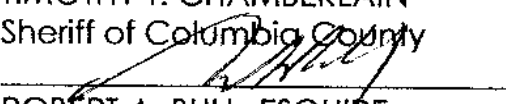
THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 23,05-005.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter 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 into execution at the suit of The First National Bank of Berwick against Defendants, Parminder Singh, Paramjit Kaur, Balvinder S. Pannu, and Karamjeet K. Pannu, and will be sold by:

Dated: Aug 12, 2008

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 144 of 2008, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock a.m., in the forenoon of the said day, all the right, title and interest of the Defendant(s) in and to:

ALL that certain piece or parcel of land situate in Mifflin Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between land of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (R. B. 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (R.B. 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (I.N. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 94.55 feet to a point, thence along the same North 43 degrees 57 minutes 08 seconds West 920.95 feet to a no. 7 rebar found; thence along the same North 19 degrees 01 minutes 35 seconds West 135.77 feet to a point; thence along the same and along the easterly right-of-way of the aforementioned State Route No.0339 North 13 degrees 09 minutes 32 seconds East 333.10 feet to the place of BEGINNING.

CONTAINING 4.514 acres of land in all.

The Grantor herein reserves for herself the following variable width Access Easement. Said Easement being more fully described, to wit:

BEGINNING at a no. 5 rebar found on the easterly right-of-way of State Route No. 0339, said rebar being at the common corner between lands of Annette J. Brennan, Grantor herein, and lands of McDonalds Corporation; thence along the westerly line of lands of said McDonalds Corporation and along the westerly line of other lands of Annette J. Brennan (RB 626, Pg 396) South 30 degrees 46 minutes 32 seconds East 396.01 feet to a "mag" nail set; thence continuing along other lands of said Brennan (RB 626, Pg 396) and along other lands of Annette J. Brennan, Grantor herein, (IN. 200501695) South 30 degrees 16 minutes 40 seconds East 958.97 feet to a no. 7 rebar found on the easterly right-of-way of Interstate Route 80; thence along the easterly right-of-way of said Route 80 North 56 degrees 08 minutes 03 seconds West 91.72 feet to a point; thence through above described parcel of land the following five bearings and distances: North 30 degrees 16 minutes 40 seconds West 876.43 feet to a point; North 30 degrees 46 minutes 32 seconds West 55.78 feet to a point; and North 59 degrees 13 minutes 28 seconds East 25.00 feet to a point; North 30 degrees 46 minutes 32 seconds West 254.51 feet to a point; and North 76 degrees 50 minutes 28 seconds West 48.55 feet to a point on the easterly right-of-way of the aforementioned State Route No. 0339; thence along the easterly right-of-way of said State Route No. 0339 North 13 degrees 09 minutes 32 seconds East 72.01 feet to the place of BEGINNING.

All of the above being more fully shown on a draft prepared by Drumheller Surveying dated October 20, 2005, recorded simultaneously herewith.

BEING THE SAME PREMISES conveyed to Paramjit Kaur and Balvinder S. Pannu by Deed of Annette J. Brennan dated November 14, 2005, recorded in Columbia County in Instrument Number 200512818 on November 22, 2005.

PREMISES IMPROVED WITH A Gasoline Station/Convenience Store with a total of approximately 5,727 square feet of gross building area constructed in 1985 with an asphalt paved parking area.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

THE PROPERTY IDENTIFICATION NUMBER of the above-described parcel is 23,05-005.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter 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 into execution at the suit of The First National Bank of Berwick against Defendants, Parminder Singh, Paramjit Kaur, Balvinder S. Pannu, and Karamjeet K. Pannu, and will be sold by:

Dated: 12/12, 2008

TIMOTHY T. CHAMBERLAIN
Sheriff of Columbia County


ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

#48440

FIRST KEYSTONE NATIONAL BANK

POST OFFICE BOX 289
BERWICK, PENNSYLVANIA 18603

60-712/313

August 21, 2008

PAY
TO THE
ORDER
OF

One Thousand Three Hundred and Fifty and 00/100-----\$1,350.00

Columbia County Sheriff Office

EXPENSE CHECK

J. Michael B...

⑈048440⑈ ⑆031307125⑆ 01 21310 1⑈90 931⑈