

# SHERIFF'S SALE COST SHEET

Beneficial Cons Dis Co. vs. Carl Lagan & Carla Maynard  
 NO. 65-08 ED NO. 1989-07 JD DATE/TIME OF SALE June 25 1990

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>285.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>74.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</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>9.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>580.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1767.12</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1992.12</u>

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

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	<u>183.65</u>
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$	<u>4050.94</u>
TOTAL *****		\$ <u>4234.59</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	<u>3024.84</u>
WATER 20	\$	
TOTAL *****		\$ <u>3024.84</u>

SURCHARGE FEE (DSTE)	\$	<u>200.00</u>
MISC. _____	\$	
_____	\$	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 10083.05

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Beneficial Cons Dis Co vs Carl Leung & Carl Maynard

NO. 65-08 ED NO. 1929-07 JD

DATE/TIME OF SALE: June 25, 08 1000

BID PRICE (INCLUDES COST) \$ 10083.05

POUNDAGE - 2% OF BID \$ 201.66

TRANSFER TAX - 2% OF FAIR MKT \$ -

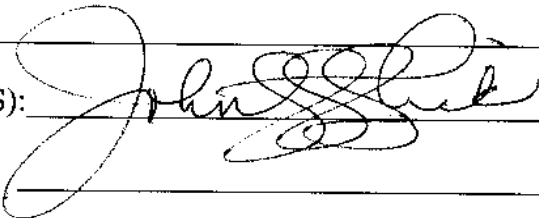
MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 10284.71

PURCHASER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S): 

TOTAL DUE: \$ 10284.71

LESS DEPOSIT: \$ 2000.00

DOWN PAYMENT: \$ \_\_\_\_\_

TOTAL DUE IN 8 DAYS \$ 8284.71

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY  
MARGARET GAIRO  
LISA L. WALLACE++  
BRENDA L. BROGDON\*  
FRANK DUBIN  
ANDREW L. MARKOWITZ  
GAYL C. SPIVAK\*  
KEVIN DISKIN\*  
SCOTT TAGGART\*  
MARISA COHEN\*  
KATHERINE SANTANGINI\*\*  
JASON BROOKS\*  
DEBORAH K. CURRAN±±  
LAURA H.G. O'SULLIVAN±±  
STEPHANIE H. HURLEY±±

SUITE 2080  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 600  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 401  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914)-636-8900  
FAX (914)-636-8901  
Also servicing Connecticut

SUITE 302  
8101 SANDY SPRING ROAD  
LAUREL, MD 20707  
(301) 490-1196  
FAX (301) 490-1568  
Also servicing The District of Columbia  
and Virginia

Of Counsel  
DEBORAH K. CURRAN ± - MD & DC  
LAURA H.G. O'SULLIVAN ± - MD & DC  
STEPHANIE H. HURLEY ± ± - MD  
JOSEPH F. RIGA\* - PA & NJ

\* Licensed in PA & NJ  
\*\* Licensed in PA & NY  
+ Licensed in NY  
++ Licensed in NJ  
± Licensed in PA & WA  
\*\*\* Licensed in PA, NJ & NY  
+ Licensed in NY & CT  
± Licensed in MD & DC  
±± Licensed in MD  
± Managing Attorney for NY  
± Managing Attorney for MD

July 1, 2008

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of PA  
vs.  
Carl E. Levan, Jr. a/k/a Carl Levan and Carla Maynard  
CCP, Columbia County, Number 2007 CV 1929 MF  
Premises: 7619-B Columbia Boulevard, Briar Creek Borough, Berwick, PA 18603

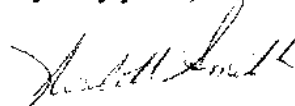
Dear Sheriff Chamberlain:

Enclosed please find our check in the amount of \$8,284.71 which represents the amount necessary to complete settlement with regards to above referenced matter.

Please be advised that title to this property should be transferred to **Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of PA, 961 Weigel Drive, Elmhurst, IL 60126** in the deed poll.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,



Novlett A. Smith  
Legal Assistant

/nas  
Enclosures

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

McCABE, WEISBERG & CONWAY, P.C.  
ATTORNEYS AT LAW  
FIRST UNION BUILDING  
123 S. BROAD STREET SUITE 2080  
PHILADELPHIA, PA. 19109



35819

NUMBER

PAY: Eight Thousand Two Hundred Eighty Four \*\*\*\*\* 71/100

DATE AMOUNT  
Jul 2/2008 \$8,284.71

TO THE Sheriff of Columbia County  
ORDER

ESCROW TRUST  
VOID AFTER 90 DAYS

OF Balance Due Sheriff

*Mary G. Hester*

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

⑈035819⑈ ⑆031000503⑆ 2000012430022⑈

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 June 4, 11, 18, 2008 as printed and published; that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

.....  
Sworn and subscribed to before me this 18th day of June, 2008.

.....  
(Notary Public)

My commission expires OF PENNSYLVANIA

Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 2011

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) 389-3622

24 HOUR PHONE  
(570) 784-6300

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

BENEFICIAL CONSUMER DISCOUNT CO

VS.

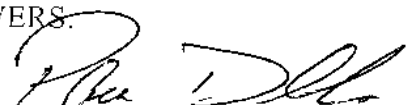
CARL LEVAN & CARLA MAYNARD

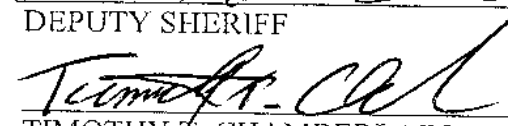
WRIT OF EXECUTION #65F 2008 ED

POSTING OF PROPERTY

May 23, 2008 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF CARL LEVAN & CARLA MAYNARD AT 7619B COLUMBIA BLVD BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS.

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23<sup>ST</sup> DAY OF MAY 2008



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
Commission Expires November 07, 2009

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-3625

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

BENEFICIAL CONSUMER DISCOUNT  
COMPANY D/B/A BENEFICIAL MORTGAGE  
COMPANY OF PENNSYLVANIA

VS

Docket # 65ED2008

MORTGAGE FORECLOSURE

CARL E LEVAN, JR. AKA CARL LEVAN  
CARLA MAYNARD

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, MAY 12, 2008, AT 2:32 PM, SERVED THE WITHIN MORTGAGE  
FORECLOSURE UPON CARLA MAYNARD AT 1301 COLUMBIA BLVD, BLOOMSBURG BY  
HANDING TO CARLA MAYNARD, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT  
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME  
THIS MONDAY, MAY 12, 2008


  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009

SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

  
J. CARTER  
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

BENEFICIAL CONSUMER DISCOUNT  
COMPANY D/B/A BENEFICIAL MORTGAGE  
COMPANY OF PENNSYLVANIA

VS

Docket # 65ED2008

MORTGAGE FORECLOSURE

CARL E LEVAN, JR. AKA CARL LEVAN  
CARLA MAYNARD

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, APRIL 29, 2008, AT 9:00 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON CARL LEVAN, JR. AT COLUMBIA COUNTY SHERIFF'S OFFICE, BLOOMSBURG BY HANDING TO CARL LEVAN JR. A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

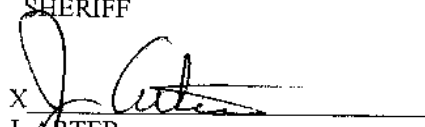
SWORN AND SUBSCRIBED BEFORE ME  
THIS TUESDAY, APRIL 29, 2008

  
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Wendy Westover, Notary Public  
Bloomsburg, Columbia Co., PA  
My Commission Expires November 07, 2009



X  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

  
X  
J. ARTER  
DEPUTY SHERIFF



LAW OFFICES

McCABE, WEISBERG & CONWAY, P.C.

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY  
MARGARET GAIRO  
LISA L. WALLACE+  
BRENDA L. BROGDON\*  
FRANK DUBIN  
ANDREW J. MARKOWITZ  
GAYL C. SPIVAK\*  
KEVIN P. DISKIN\*  
SCOTT TAGGART\*  
MARISA COHEN\*  
KATHERINE SANTANGINI^^  
JASON BROOKS^  
DEBORAH K. CURRAN±  
LAURA H.G. O'SULLIVAN±  
STEPHANIE H. HURLEY±

SUITE 2080  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 600  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 401  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914)-636-8900  
FAX (914)-636-8901  
Also servicing Connecticut

May 8, 2008

SUITE 302  
8101 SANDY SPRING ROAD  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also servicing the District of Columbia  
and Virginia

\* Licensed in PA & NJ  
\*\* Licensed in PA & NY  
^ Licensed in NY  
^^ Licensed in NJ  
^ Licensed in PA & WA  
\*\*\* Licensed in PA, NJ & NY  
+ Licensed in NY & CT  
± Licensed in MD & DC  
± Licensed in MD  
+ Managing Attorney for NY  
± Managing Attorney for MD

Of Counsel  
DEBORAH K. CURRAN\* - MD & DC  
LAURA H.G. O'SULLIVAN± - MD & DC  
STEPHANIE H. HURLEY± - MD  
JOSEPH F. RIGA\* - PA & NJ

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of PA  
vs. Carl E. Levan, Jr. a/k/a Carl Levan and Carla Maynard  
CCP, Columbia County, Number 2007 CV 1929 MF  
Premises: 7619-B Columbia Boulevard, Briar Creek Borough, Berwick, PA 18603

Dear Sir/Madam:

Enclosed please find the original and one copy of the Affidavit of Service relative to the above-captioned matter. Kindly file the original of record with the Court and return to my attention the time-stamped copy in the stamped, self-addressed envelope which is provided.

Please advise promptly if there are any problems in this regard.

Thank you for your assistance in this matter.

Sincerely,



Fiona Burns  
Legal Assistant for  
McCabe, Weisberg & Conway, P.C.

/fbs

Enclosure

cc: Office of the Sheriff's State Division

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496

MARC S. WEISBERG, ESQUIRE - ID # 17616

EDWARD D. CONWAY, ESQUIRE - ID # 34687

MARGARET GAIRO, ESQUIRE - ID # 34419

FRANK DUBIN, ESQUIRE - ID # 19280

ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009

KEVIN DISKIN, ESQUIRE - ID # 86727

Attorneys for Plaintiff

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Company of Pennsylvania  
Plaintiff

v.

Carl E. Levan, Jr. a/k/a Carl Levan and Carla Maynard  
Defendants

COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Number 2007 CV 1929 MF

**AFFIDAVIT OF SERVICE**

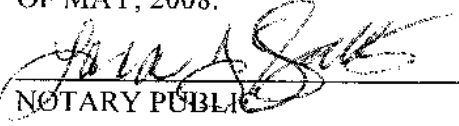
I, the undersigned attorney for the Plaintiff in the within matter, hereby certify that on the 8<sup>th</sup> day of May, 2008, a true and correct copy of the Notice of Sheriff's Sale of Real Property was served on all pertinent lienholder(s) as set forth in the Affidavit Pursuant to 3129 which is attached hereto as Exhibit "A."

Copies of the letter and certificates of mailing are also attached hereto, made a part hereof and marked as Exhibit "B."

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 8<sup>TH</sup> DAY

OF MAY, 2008.

  
NOTARY PUBLIC

McCABE, WEISBERG, AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

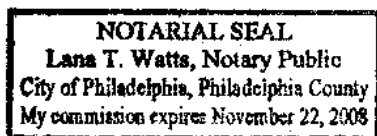
EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

KEVIN DISKIN, ESQUIRE



**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAIRO, ESQUIRE - ID # 34419**

**FRANK DUBIN, ESQUIRE - ID # 19280**

**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**

**KEVIN DISKIN, ESQUIRE - ID # 86727**

**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Company of Pennsylvania  
Plaintiff**

**v.**

**Carl E. Levan, Jr. a/k/a Carl Levan and Carla Maynard  
Defendants**

**Attorneys for Plaintiff**

**COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY**

**Number 2007 CV 1929 MF**

**AFFIDAVIT PURSUANT TO RULE 3129**

I, Andrew L. Markowitz, Esquire, attorney for Plaintiff in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 7619-B Columbia Boulevard, Briar Creek Borough, Berwick, PA 18603, a copy of the description of said property is attached hereto and marked Exhibit "A".

**I. Name and address of Owners or Reputed Owners:**

**Name**

**Address**

**Carl E. Levan, Jr. a/k/a Carl Levan**

**7619-B Columbia Blvd.  
Berwick, PA 18603**

**Carl E. Levan, Jr. a/k/a Carl Levan**

**545 Pfahler Street  
Catawissa, PA 17820**

**Carl E. Levan, Jr. a/k/a Carl Levan**

**106 N. Balliet Street  
Frackville, PA 17931**

**Carla Maynard**

**220 Madrid Avenue  
Bloomsburg, PA 17815**

**Exhibit A**

2. Name and address of Defendants in the judgment:

Name	Address
Carl E. Levan, Jr. a/k/a Carl Levan	7619 B Columbia Blvd. Berwick, PA 18603
Carl E. Levan, Jr. a/k/a Carl Levan	545 Pfahler Street Catawissa, PA 17820
Carl E. Levan, Jr. a/k/a Carl Levan	106 N. Balliet Street Frackville, PA 17931
Carla Maynard	220 Madrid Avenue Bloomsburg, PA 17815

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

Name	Address
Berwick Area Joint Sewer Authority, c/o Dickson, Gordner, McDonald and Hess	208 East Second Street Berwick, PA 18603

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

Name	Address
Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania	575 Montour Boulevard Montour Plaza Bloomsburg, PA 17815
Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania	PO Box 8621 Elmhurst, IL 60126
Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania	5701 East Hillsborough Avenue Tampa, FL 33610

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

Name	Address
None.	

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

Name	Address
None.	

**Exhibit 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:

Name	Address
Tenants	7619-B Columbia Blvd. Berwick, PA 18603
Commonwealth of PA Department of Public Welfare	P.O. Box 2675 Harrisburg, PA 17105
Domestic Relations Columbia County	700 Sawmill Road Bloomsburg, PA 17815
Commonwealth of Pennsylvania Inheritance Tax Office	1400 Spring Garden Street Philadelphia, PA 19130
Commonwealth of Pennsylvania Bureau of Individual Tax Inheritance Tax Division	6th Floor, Strawberry Square Department #280601 Harrisburg, PA 17128
Department of Public Welfare TPL Casualty Unit Estate Recovery Program	Willow Oak Building P.O. Box 8486 Harrisburg, PA 17105-8486
Internal Revenue Service Technical Support Group	William Green Federal Bldg. Room 3259, 600 Arch Street Philadelphia, PA 19106
United States of America c/o U.S. Attorney for the Middle District of PA	235 North Washington Street Scranton, PA 18503
PA Department of Revenue Bureau of Compliance	PO Box 281230 Harrisburg, PA 17128-1230

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. Section 4904 relating to unsworn falsification to authorities.

DATE: April 10, 2008

McCABE, WEISBERG, AND CONWAY, P.C.

BY: 

Attorneys for Plaintiff

TERRENCE J. McCABE, ESQUIRE

MARC S. WEISBERG, ESQUIRE

EDWARD D. CONWAY, ESQUIRE

MARGARET GAIRO, ESQUIRE

FRANK DUBIN, ESQUIRE

ANDREW L. MARKOWITZ, ESQUIRE

KEVIN DISKIN, ESQUIRE

*Exhibit A*

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of U.S. Route No. 11, leading from Berwick to Bloomsburg, said point being at the corner of land now or late of Robert H. Bigart and Lou Ann Bigart, his wife; THENCE along land of Robert H. Bigart and Lou Ann Bigart, his wife, North Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds East, a distance of Three Hundred Forty-four and Eighty Hundredths (344.80) feet to an iron pin (said course being along the west side of a Fifteen (15) foot alley designated as a private lane on the survey hereinafter referred to); THENCE continuing along land of Robert H. Bigart, et ux, North Seventy-three (73) degrees Forty-eight (48) minutes Forty-seven (47) seconds West, a distance of Three Hundred Seventy-nine and Seventy-seven Hundredths (379.77) feet to an iron pin in line of land now or late of Mary Luchak and Dolores Ninjack; THENCE along land now or late of Luchak, et al., North Fourteen (14) degrees Thirty-eight (38) minutes Ten (10) seconds East, a distance of Sixty-two and Sixty-two Hundredths (62.62) feet to an old iron pin in line of land now or recently sold to Kershner; THENCE along the following Seven (7) courses and distances of Kershner:

- (1) South Seventy-five (75) degrees Forty-four (44) minutes Twenty-five (25) seconds East, a distance of Two Hundred Thirty-two and Fifty-four Hundredths (232.54) feet to an iron pin;
- (2) North Thirteen (13) degrees Twenty-two (22) minutes Seventeen (17) seconds East, a distance of One Hundred Eleven and Ninety-four Hundredths (111.94) feet to an iron pin;
- (3) South Eighty (80) degrees Two (02) minutes Thirty-four (34) seconds East, a distance of One Hundred and Ninety-two Hundredths (100.92) feet to an iron pin;
- (4) North Six (06) degrees Fifty-five (55) minutes Fifty-two (52) seconds East, a distance of Twenty-three and Seventy-seven Hundredths (23.77) feet to an iron pin;
- (5) North Fifty-six (56) degrees Forty-nine (49) minutes Eleven (11) seconds East, a distance of One Hundred Fifty-seven and Eighty-nine Hundredths (157.89) feet to an iron pin;
- (6) North Eighty (80) degrees Fifteen (15) minutes Fifty (50) seconds East, a distance of One Hundred Fifty-nine and Seventy Hundredths (159.70) feet to an iron pin;
- (7) North Sixty-nine (69) degrees Thirty-seven (37) minutes Thirty-five (35) seconds East, a distance of Three Hundred Seventy-six and Twenty Hundredths (376.20) feet to a point in the center of Briar Creek;

THENCE along the center of said Briar Creek, South Four (04) degrees Fourteen (14) minutes Thirty-five (35) seconds East, a distance of Fifty-one and Eighty-five Hundredths (51.85) feet;

~~THENCE continuing in the center of said creek, South Twenty-six (26) degrees Fifty-five (55) minutes Ten (10) seconds West, a distance of Two Hundred Forty-six and Forty-six Hundredths (246.46) feet to a point; THENCE continuing in the center of said creek, South Eighty-nine (89) degrees Twenty-nine (29) minutes Zero (00) seconds West, a distance of One Hundred and Forty-six Hundredths (170.46) feet; THENCE continuing in the center of said creek, South~~

**Exhibit A**

Fifty-one (51) degrees Forty-one (41) minutes Fifty-five (55) seconds West, a distance of One Hundred Fifty-one and Ninety-three Hundredths (151.93) feet; THENCE continuing in the center of said creek, South Twelve (12) degrees Eighteen (18) minutes Twenty-five (25) seconds West, a distance of One Hundred Four and Seventeen Hundredths (104.17) feet; THENCE continuing along center of said creek, South Ten (10) degrees Eight (08) minutes Thirteen (13) seconds West, a distance of Fifty-six and Thirty Hundredths (56.30) feet to a point in line of land now or late of Robert D. Bigart and Lou Anne Bigart, his wife; THENCE along line now or late of Robert D. Bigart, et ux, North Eighty-two (82) degrees Five (05) minutes Seventeen (17) seconds West, a distance of Two Hundred Sixteen (216) feet to an iron pin on the east side of the aforementioned Fifteen (15) foot private lane; THENCE along said private lane, South Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds West, a distance of Three Hundred Nineteen and Sixty Hundredths (319.60) feet to an iron pin on the north side of U.S. Route No. 11; THENCE along the north side of said public highway, North Seventy-four (74) degrees Fifty-one (51) minutes Forty-five (45) seconds West, a distance of Fifteen and Thirty-two Hundredths (15.32) feet to the place of BEGINNING.

CONTAINING 4.533 acres and identified as Parcel A on the survey of Charles E. Bigart and Kathryn L. Bigart, his wife, prepared by T. Bryce James, dated December 14, 1981.

THIS PARCEL IS UNDER AND SUBJECT to the restrictions, easements, rights of way, etc., including the "Not for Development" clause, as noted on a survey recorded in Columbia County Map Book 7, Page 126.

EXCEPTING AND RESERVING a parcel of land containing One (1) acre conveyed to Carl Maynard et ux, by deed dated September 15, 1997 and recorded October 15, 1997 in Columbia County Record Book 669 at Page 364.

HAVING THEREON ERECTED a dwelling house known as 7619-B Columbia Boulevard, Berwick, PA 18603.

BEING TAX PARCEL NO. 06-01-018-04.000.

BEING THE SAME PREMISES which James E. Bigart and Sandra L. Bigart, husband and wife, by Deed dated February 26, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 680, Page 0820, granted and conveyed unto Carl E. Levan and Carla Maynard, as joint tenants with the right of survivorship.

*Exhibit A*

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAIRO, ESQUIRE - ID # 34419**

**FRANK DUBIN, ESQUIRE - ID # 19280**

**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**

**KEVIN DISKIN, ESQUIRE - ID # 86727**

**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Attorneys for Plaintiff**

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Company of Pennsylvania  
Plaintiff

v.

Carl E. Levan, Jr. a/k/a Carl Levan and Carla  
Maynard

Defendants

**COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY**

**Number 2007 CV 1929 MF**

**DATE: May 8, 2008**

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

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

**OWNERS:** Carl E. Levan, Jr. a/k/a Carl Levan and Carla Maynard

**PROPERTY:** 7619-B Columbia Boulevard, Briar Creek Borough, Berwick, PA 18603

**IMPROVEMENTS:** Dwelling House

The above-captioned property is scheduled to be sold at the Sheriff's Sale **on WEDNESDAY, June 25, 2008, at 10:00 a.m.**, in the Sheriff's Office of the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815. Our records indicate that you may hold a mortgage or judgments and liens on, and/or other interests in the property which will be extinguished by the sale. You may wish to attend the sale to protect your interests.


A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after 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.

**Exhibit P  
Exhibit B**



☐ COD  
☐ Registered  
☐ Delivery Confirmation  
☐ Return Receipt for Merchandise  
☐ Express Mail  
☐ Signature Confirmation  
☐ Insured



UNITED STATES POSTAGE  
  
 PINTY BRONDES  
 \$ 04.55<sup>00</sup>  
 02 1A  
 0034605770 MAY 08 2008  
 MAILED FROM ZIP CODE 19109

## Exhibit B



## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

A. Signature <i>[Signature]</i>		<input type="checkbox"/> Agent <i>65</i>	<input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>James M. Williams</i>		<input type="checkbox"/> Addressee	<input type="checkbox"/> Addressee
C. Date of Delivery <i>APR 21 2008</i>		<input type="checkbox"/> Addressee	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		<input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

Domestic Return Receipt  
102595-02-M-1540 (in Receipt)

3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No	

7007 0710 0002 4094 5132 0710 0002 4094 5118 10 0002 4094 5156 7007 0710 0002 4094 516

Domestic Return Receipt 102595-02-M-1540 (in Receipt) 102595-02-M-1540 (in Receipt) 102595-02-M-1540 (in Receipt)

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

A. Signature <i>[Signature]</i>		<input type="checkbox"/> Agent <i>65</i>	<input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>James M. Williams</i>		<input type="checkbox"/> Addressee	<input type="checkbox"/> Addressee
C. Date of Delivery <i>APR 22 2008</i>		<input type="checkbox"/> Addressee	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		<input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No	

7007 0710 0002 4094 5149 07 0710 0002 4094 5095 710 0002 4094 5170 007 0710 0002 4094 51

Domestic Return Receipt 102595-02-M-1540 (in Receipt) 102595-02-M-1540 (in Receipt) 102595-02-M-1540 (in Receipt)

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

## COMPLETE THIS SECTION ON DELIVERY

A. Signature <i>[Signature]</i>		<input type="checkbox"/> Agent <i>65</i>	<input type="checkbox"/> Addressee
B. Received by (Printed Name) <i>James M. Williams</i>		<input type="checkbox"/> Addressee	<input type="checkbox"/> Addressee
C. Date of Delivery <i>APR 22 2008</i>		<input type="checkbox"/> Addressee	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		<input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	

834-8009

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/17/2008

SERVICE# 2 - OF - 20 SERVICES  
DOCKET # 65ED2008

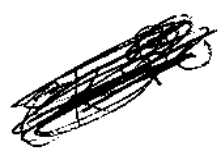
PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A  
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT CARL E LEVAN, JR. AKA CARL LEVAN  
CARLA MAYNARD

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
CARLA MAYNARD
<del>220 MADRID AVENUE</del>
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE



Home Address 225 NOTTINGHAM LA Blooms

SERVED UPON Carla Maynard

RELATIONSHIP DEF IDENTIFICATION \_\_\_\_\_

DATE 5-12-08 TIME 1432 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) One Source Staffing  
1301 Columbia Blvd

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
	<u>4-18-8</u>	<u>1505</u>	<u>2</u>	<u>House Empty</u>
	<u>5-8-8</u>	<u>1400</u>	<u>2</u>	<u>Call AT 225 NOTTINGHAM LA</u>

DEPUTY J. Aite DATE 5-12-8

Form 9-41

**WRIT OF EXECUTION – (MORTGAGE FORECLOSURE)**  
**Pa.R.C.P. 3180 to 3183 and Rule 3257**

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Company of Pennsylvania  
Plaintiff

v.

Carl E. Levan, Jr. a/k/a Carl Levan and Carla Maynard  
Defendants

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

NO. 2007 CV 1929 MF

NO. 2008-ED-65

Commonwealth of Pennsylvania: SS.  
County of Columbia :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

All real property and improvements thereon located at:

**7619-B Columbia Boulevard, Briar Creek Borough, Berwick, PA 18603**

Improvements consisting of a Dwelling House.

Debt \$ 120,444.92

Interest from 04/12/2008 to \$

DATE OF SALE

@ \$19.80 per diem

Costs \$

Total Due \$

(plus costs as endorsed)

Dated April 14, 2008

Lami B. Kerie  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

Dated: \_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_  
Deputy

Complaint \$90.50 pd  
Judgment \$14.00 pd  
Writ \$23.00 pd  
Satisfy \$7.00

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAIRO, ESQUIRE - ID # 34419**

**FRANK DUBIN, ESQUIRE - ID # 19280**

**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**

**KEVIN DISKIN, ESQUIRE - ID # 86727**

Attorneys for Plaintiff

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

**CIVIL ACTION LAW**

Beneficial Consumer Discount Company d/b/a Beneficial  
Mortgage Company of Pennsylvania  
Plaintiff

v.

Carl E. Levan, Jr. a/k/a Carl Levan and Carla Maynard  
Defendants

COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Number 2007 CV 1929 MF

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

To:	Carl E. Levan, Jr. a/k/a Carl Levan 7619-B Columbia Blvd. Berwick, PA 18603	Carl E. Levan, Jr. a/k/a Carl Levan 545 Pfahler Street Catawissa, PA 17820	Carl E. Levan, Jr. a/k/a Carl Levan 106 N. Balliet Street Frackville, PA 17931	Carla Maynard 220 Madrid Avenue Bloomsburg, PA 17815
-----	--	---	---	--

Your house (real estate) at 7619-B Columbia Boulevard, Briar Creek Borough, Berwick, PA 18603, is scheduled to be sold at Sheriff's Sale on **WEDNESDAY, June 25, 2008**, at 10:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$120,444.92 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

**LAWYER REFERRAL SERVICE**

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760**

**ASSOCIATION DE LICENCIADOS**

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760**



## LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of U.S. Route No. 11, leading from Berwick to Bloomsburg, said point being at the corner of land now or late of Robert H. Bigart and Lou Ann Bigart, his wife; THENCE along land of Robert H. Bigart and Lou Ann Bigart, his wife, North Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds East, a distance of Three Hundred Forty-four and Eighty Hundredths (344.80) feet to an iron pin (said course being along the west side of a Fifteen (15) foot alley designated as a private lane on the survey hereinafter referred to); THENCE continuing along land of Robert H. Bigart, et ux, North Seventy-three (73) degrees Forty-eight (48) minutes Forty-seven (47) seconds West, a distance of Three Hundred Seventy-nine and Seventy-seven Hundredths (379.77) feet to an iron pin in line of land now or late of Mary Luchak and Dolores Ninjack; THENCE along land now or late of Luchak, et al., North Fourteen (14) degrees Thirty-eight (38) minutes Ten (10) seconds East, a distance of Sixty-two and Sixty-two Hundredths (62.62) feet to an old iron pin in line of land now or recently sold to Kershner; THENCE along the following Seven (7) courses and distances of Kershner:

- (1) South Seventy-five (75) degrees Forty-four (44) minutes Twenty-five (25) seconds East, a distance of Two Hundred Thirty-two and Fifty-four Hundredths (232.54) feet to an iron pin;
- (2) North Thirteen (13) degrees Twenty-two (22) minutes Seventeen (17) seconds East, a distance of One Hundred Eleven and Ninety-four Hundredths (111.94) feet to an iron pin;
- (3) South Eighty (80) degrees Two (02) minutes Thirty-four (34) seconds East, a distance of One Hundred and Ninety-two Hundredths (100.92) feet to an iron pin;
- (4) North Six (06) degrees Fifty-five (55) minutes Fifty-two (52) seconds East, a distance of Twenty-three and Seventy-seven Hundredths (23.77) feet to an iron pin;
- (5) North Fifty-six (56) degrees Forty-nine (49) minutes Eleven (11) seconds East, a distance of One Hundred Fifty-seven and Eighty-nine Hundredths (157.89) feet to an iron pin;
- (6) North Eighty (80) degrees Fifteen (15) minutes Fifty (50) seconds East, a distance of One Hundred Fifty-nine and Seventy Hundredths (159.70) feet to an iron pin;
- (7) North Sixty-nine (69) degrees Thirty-seven (37) minutes Thirty-five (35) seconds East, a distance of Three Hundred Seventy-six and Twenty Hundredths (376.20) feet to a point in the center of Briar Creek;

THENCE along the center of said Briar Creek, South Four (04) degrees Fourteen (14) minutes Thirty-five (35) seconds East, a distance of Fifty-one and Eighty-five Hundredths (51.85) feet; THENCE continuing in the center of said creek, South Twenty-six (26) degrees Fifty-five (55) minutes Ten (10) seconds West, a distance of Two Hundred Forty-six and Forty-six Hundredths (246.46) feet to a point; THENCE continuing in the center of said creek, South Eighty-nine (89) degrees Twenty-nine (29) minutes Zero (00) seconds West, a distance of One Hundred Seventy and Forty-six Hundredths (170.46) feet; THENCE continuing in the center of said creek, South

Fifty-one (51) degrees Forty-one (41) minutes Fifty-five (55) seconds West, a distance of One Hundred Fifty-one and Ninety-three Hundredths (151.93) feet; THENCE continuing in the center of said creek, South Twelve (12) degrees Eighteen (18) minutes Twenty-five (25) seconds West, a distance of One Hundred Four and Seventeen Hundredths (104.17) feet; THENCE continuing along center of said creek, South Ten (10) degrees Eight (08) minutes Thirteen (13) seconds West, a distance of Fifty-six and Thirty Hundredths (56.30) feet to a point in line of land now or late of Robert D. Bigart and Lou Anne Bigart, his wife; THENCE along line now or late of Robert D. Bigart, et ux, North Eighty-two (82) degrees Five (05) minutes Seventeen (17) seconds West, a distance of Two Hundred Sixteen (216) feet to an iron pin on the east side of the aforementioned Fifteen (15) foot private lane; THENCE along said private lane, South Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds West, a distance of Three Hundred Nineteen and Sixty Hundredths (319.60) feet to an iron pin on the north side of U.S. Route No. 11; THENCE along the north side of said public highway, North Seventy-four (74) degrees Fifty-one (51) minutes Forty-five (45) seconds West, a distance of Fifteen and Thirty-two Hundredths (15.32) feet to the place of BEGINNING.

CONTAINING 4.533 acres and identified as Parcel A on the survey of Charles E. Bigart and Kathryn L. Bigart, his wife, prepared by T. Bryce James, dated December 14, 1981.

THIS PARCEL IS UNDER AND SUBJECT to the restrictions, easements, rights of way, etc., including the "Not for Development" clause, as noted on a survey recorded in Columbia County Map Book 7, Page 126.

EXCEPTING AND RESERVING a parcel of land containing One (1) acre conveyed to Carl Maynard et ux, by deed dated September 15, 1997 and recorded October 15, 1997 in Columbia County Record Book 669 at Page 364.

HAVING THEREON ERECTED a dwelling house known as 7619-B Columbia Boulevard, Berwick, PA 18603.

BEING TAX PARCEL NO. 06-01-018-04.000.

BEING THE SAME PREMISES which James E. Bigart and Sandra L. Bigart, husband and wife, by Deed dated February 26, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 680, Page 0820, granted and conveyed unto Carl E. Levan and Carla Maynard, as joint tenants with the right of survivorship.

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (370) 389-5625

PHONE  
(370) 389-5622

24 HOUR PHONE  
(370) 784-6306

Friday, April 18, 2008

**BENEFICIAL CONSUMER DISCOUNT COMPANY  
5701 EAST HILLSBOROUGH AVENUE  
TAMPA, FL 33610-**

**BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL  
MORTGAGE COMPANY OF PENNSYLVANIA  
VS  
CARL E LEVAN, JR. AKA CARL LEVAN  
CARLA MAYNARD**

**DOCKET # 65ED2008**

**JD # 1929JD2007**

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

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAIRO, ESQUIRE - ID # 34419**

**FRANK DUBIN, ESQUIRE - ID # 19280**

**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**

**KEVIN DISKIN, ESQUIRE - ID # 86727**

123 South Broad Street, Suite 2080

Philadelphia, Pennsylvania 19109

(215) 790-1010

Attorneys for Plaintiff

**CIVIL ACTION LAW**

Beneficial Consumer Discount Company d/b/a Beneficial  
Mortgage Company of Pennsylvania  
Plaintiff

v.

Carl E. Levan, Jr. a/k/a Carl Levan and Carla Maynard  
Defendants

COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

Number 2007 CV 1929 MF

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

To:	Carl E. Levan, Jr. a/k/a Carl Levan 7619-B Columbia Blvd. Berwick, PA 18603	Carl E. Levan, Jr. a/k/a Carl Levan 545 Pfahler Street Catawissa, PA 17820	Carl E. Levan, Jr. a/k/a Carl Levan 106 N. Balliet Street Frackville, PA 17931	Carla Maynard 220 Madrid Avenue Bloomsburg, PA 17815
-----	--	---	---	--

Your house (real estate) at 7619-B Columbia Boulevard, Briar Creek Borough, Berwick, PA 18603, is scheduled to be sold at Sheriff's Sale on **WEDNESDAY, June 25, 2008**, at 10:00 a.m. in the Sheriff's Office of the Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, to enforce the court judgment of \$120,444.92 obtained by Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania against you.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

**LAWYER REFERRAL SERVICE**

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760**

**ASSOCIATION DE LICENCIADOS**

**North Penn Legal Services  
168 East 5th Street  
Bloomsburg, PA 17815  
570-784-8760**

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of U.S. Route No. 11, leading from Berwick to Bloomsburg, said point being at the corner of land now or late of Robert H. Bigart and Lou Ann Bigart, his wife; THENCE along land of Robert H. Bigart and Lou Ann Bigart, his wife, North Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds East, a distance of Three Hundred Forty-four and Eighty Hundredths (344.80) feet to an iron pin (said course being along the west side of a Fifteen (15) foot alley designated as a private lane on the survey hereinafter referred to); THENCE continuing along land of Robert H. Bigart, et ux, North Seventy-three (73) degrees Forty-eight (48) minutes Forty-seven (47) seconds West, a distance of Three Hundred Seventy-nine and Seventy-seven Hundredths (379.77) feet to an iron pin in line of land now or late of Mary Luchak and Dolores Ninjack; THENCE along land now or late of Luchak, et al., North Fourteen (14) degrees Thirty-eight (38) minutes Ten (10) seconds East, a distance of Sixty-two and Sixty-two Hundredths (62.62) feet to an old iron pin in line of land now or recently sold to Kershner; THENCE along the following Seven (7) courses and distances of Kershner:

- (1) South Seventy-five (75) degrees Forty-four (44) minutes Twenty-five (25) seconds East, a distance of Two Hundred Thirty-two and Fifty-four Hundredths (232.54) feet to an iron pin;
- (2) North Thirteen (13) degrees Twenty-two (22) minutes Seventeen (17) seconds East, a distance of One Hundred Eleven and Ninety-four Hundredths (111.94) feet to an iron pin;
- (3) South Eighty (80) degrees Two (02) minutes Thirty-four (34) seconds East, a distance of One Hundred and Ninety-two Hundredths (100.92) feet to an iron pin;
- (4) North Six (06) degrees Fifty-five (55) minutes Fifty-two (52) seconds East, a distance of Twenty-three and Seventy-seven Hundredths (23.77) feet to an iron pin;
- (5) North Fifty-six (56) degrees Forty-nine (49) minutes Eleven (11) seconds East, a distance of One Hundred Fifty-seven and Eighty-nine Hundredths (157.89) feet to an iron pin;
- (6) North Eighty (80) degrees Fifteen (15) minutes Fifty (50) seconds East, a distance of One Hundred Fifty-nine and Seventy Hundredths (159.70) feet to an iron pin;
- (7) North Sixty-nine (69) degrees Thirty-seven (37) minutes Thirty-five (35) seconds East, a distance of Three Hundred Seventy-six and Twenty Hundredths (376.20) feet to a point in the center of Briar Creek;

THENCE along the center of said Briar Creek, South Four (04) degrees Fourteen (14) minutes Thirty-five (35) seconds East, a distance of Fifty-one and Eighty-five Hundredths (51.85) feet; THENCE continuing in the center of said creek, South Twenty-six (26) degrees Fifty-five (55) minutes Ten (10) seconds West, a distance of Two Hundred Forty-six and Forty-six Hundredths (246.46) feet to a point; THENCE continuing in the center of said creek, South Eighty-nine (89) degrees Twenty-nine (29) minutes Zero (00) seconds West, a distance of One Hundred Seventy and Forty-six Hundredths (170.46) feet; THENCE continuing in the center of said creek, South

Fifty-one (51) degrees Forty-one (41) minutes Fifty-five (55) seconds West, a distance of One Hundred Fifty-one and Ninety-three Hundredths (151.93) feet; THENCE continuing in the center of said creek, South Twelve (12) degrees Eighteen (18) minutes Twenty-five (25) seconds West, a distance of One Hundred Four and Seventeen Hundredths (104.17) feet; THENCE continuing along center of said creek, South Ten (10) degrees Eight (08) minutes Thirteen (13) seconds West, a distance of Fifty-six and Thirty Hundredths (56.30) feet to a point in line of land now or late of Robert D. Bigart and Lou Anne Bigart, his wife; THENCE along line now or late of Robert D. Bigart, et ux, North Eighty-two (82) degrees Five (05) minutes Seventeen (17) seconds West, a distance of Two Hundred Sixteen (216) feet to an iron pin on the east side of the aforementioned Fifteen (15) foot private lane; THENCE along said private lane, South Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds West, a distance of Three Hundred Nineteen and Sixty Hundredths (319.60) feet to an iron pin on the north side of U.S. Route No. 11; THENCE along the north side of said public highway, North Seventy-four (74) degrees Fifty-one (51) minutes Forty-five (45) seconds West, a distance of Fifteen and Thirty-two Hundredths (15.32) feet to the place of BEGINNING.

CONTAINING 4.533 acres and identified as Parcel A on the survey of Charles E. Bigart and Kathryn L. Bigart, his wife, prepared by T. Bryce James, dated December 14, 1981.

THIS PARCEL IS UNDER AND SUBJECT to the restrictions, easements, rights of way, etc., including the "Not for Development" clause, as noted on a survey recorded in Columbia County Map Book 7, Page 126.

EXCEPTING AND RESERVING a parcel of land containing One (1) acre conveyed to Carl Maynard et ux, by deed dated September 15, 1997 and recorded October 15, 1997 in Columbia County Record Book 669 at Page 364.

HAVING THEREON ERECTED a dwelling house known as 7619-B Columbia Boulevard, Berwick, PA 18603.

BEING TAX PARCEL NO. 06-01-018-04.000.

BEING THE SAME PREMISES which James E. Bigart and Sandra L. Bigart, husband and wife, by Deed dated February 26, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 680, Page 0820, granted and conveyed unto Carl E. Levan and Carla Maynard, as joint tenants with the right of survivorship.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/17/2008

SERVICE# 1 - OF - 20 SERVICES  
DOCKET # 65ED2008

PLAINTIFF

BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A  
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT

CARL E LEVAN, JR. AKA CARL LEVAN  
CARLA MAYNARD

LIVES IN

- FRACKVILLE

ATTORNEY FIRM

McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED

CARL LEVAN, JR.

7619-B COLUMBIA BLVD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

C - 204 - 0134

OR 545 PFAHLER STREET CATAWISSA

APT 45

SERVED UPON

CARL

RELATIONSHIP

DEF

IDENTIFICATION

DATE 4-29-08

TIME 0900

MILEAGE

OTHER

Race Sex Height Weight Eyes Hair Age Military

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA POB POE CCSO X  
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

04-21-08

0840

DANIELA

HASNT LIVED THERE OVER A YEAR

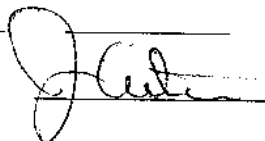
04-21-08

0925

DANIELA

LIVING IN FRACKVILLE

DEPUTY



DATE

4-29-08





April 23, 2008

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

**BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A BENEFICIAL  
MORTGAGE COMPANY OF PENNSYLVANIA**

**VS.**

**CARL E. LEVAN, JR. AKA CARL LEVAN  
CARLA MAYNARD**

**DOCKET # 65ED2008**

**JD # 1929JD2007**

Dear Timothy:

The amount due on sewer account #600324 for the property located at 7619B Columbia Blvd Berwick, Pa through June 30, 2008 is \$3024.84. This amount includes \$1040.00 for sewer tapage fees to connect this property to public sewer and an additional \$116.00 to satisfy a lien placed on this property.

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

Sincerely,

Kelly Greer  
Authority Clerk

TERRENCE J. McCABE\*\*\*  
MARC S. WEISBERG\*\*  
EDWARD D. CONWAY  
MARGARET GAIRO  
LISA L. WALLACE†  
BRENDA L. BROGDON\*  
FRANK DUBIN  
ANDREW L. MARKOWITZ  
GAYL C. SPIVAK\*  
KEVIN P. DISKIN\*  
SCOTT TAGGART\*  
MARISA COHEN\*  
KATHERINE SANTANGINI^  
JASON BROOKS^  
DEBORAH K. CURRAN±  
LAURA H.G. O'SULLIVAN±  
STEPHANIE H. HURLEY±

\* Licensed in PA & NJ  
\*\* Licensed in PA & NY  
^ Licensed in NY  
^^ Licensed in NJ  
± Licensed in PA & WA  
\*\*\* Licensed in PA, NJ & NY  
† Licensed in NY & CT  
+ Licensed in MD & DC  
±± Licensed in MD  
+ Managing Attorney for NY  
± Managing Attorney for MD

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**  
SUITE 2080  
123 SOUTH BROAD STREET  
PHILADELPHIA, PA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 600  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(856) 858-7080  
FAX (856) 858-7020

SUITE 401  
145 HUGUENOT STREET  
NEW ROCHELLE, NY 10801  
(914)-636-8900  
FAX (914)-636-8901  
Also servicing Connecticut

SUITE 302  
8101 SANDY SPRING ROAD  
LAUREL, MD 20707  
(301) 490-3361  
FAX (301) 490-1568  
Also servicing the District of Columbia  
and Virginia

Of Counsel  
DEBORAH K. CURRAN\* - MD & DC  
LAURA H.G. O'SULLIVAN\* - MD & DC  
STEPHANIE H. HURLEY±± - MD  
JOSEPH F. RIGA\* - PA & NJ

~~April 10, 2008 April 10, 2008~~

17  
April 10, 2008

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

Re: Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of PA  
vs. Carl E. Levan, Jr. a/k/a Carl Levan and Carla Maynard  
CCP, Columbia County, Number 2007 CV 1929 MF  
Premises: 7619-B Columbia Boulevard, Briar Creek Borough, Berwick, PA 18603

Dear Sheriff:

Enclosed please find Affidavit of Non-Military Service and Waiver of Watchman  
as per your request. Also, the correct tax parcel number for the property is #06-01-018 and  
not #06-01-018-004 and we would request that you use the correct tax parcel  
#06-01-018 for all purposes in connection with this writ. I have prepared an Amended Legal  
Description to correct the tax parcel number and enclose 6 copies of same herein for your  
convenience.

Thank you for your cooperation in this matter.

Very truly yours,

Andrew L. Markowitz, Esquire  
McCabe, Weisberg and Conway, P.C.

ALM/sma  
Enclosures

**McCABE, WEISBERG AND CONWAY, P.C.**

**BY: TERRENCE J. McCABE, ESQUIRE - ID # 16496**

**MARC S. WEISBERG, ESQUIRE - ID # 17616**

**EDWARD D. CONWAY, ESQUIRE - ID # 34687**

**MARGARET GAIRO, ESQUIRE - ID # 34419**

**FRANK DUBIN, ESQUIRE - ID # 19280**

**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**

**KEVIN DISKIN, ESQUIRE - ID # 86727**

**123 South Broad Street, Suite 2080**

**Philadelphia, Pennsylvania 19109**

**(215) 790-1010**

**Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Company of Pennsylvania  
Plaintiff**

**v.**

**Carl E. Levan, Jr. a/k/a Carl Levan and Carla  
Maynard**

**Defendants**

**Attorneys for Plaintiff**

**COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY**

**Number 2007 CV 1929 MF**

**WAIVER OF WATCHMAN**

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

**DATE: April 17, 2008**

**McCABE, WEISBERG, AND CONWAY, P.C.**

**BY: \_\_\_\_\_**

**Attorneys for Plaintiff**

**TERRENCE J. McCABE, ESQUIRE**

**MARC S. WEISBERG, ESQUIRE**

**EDWARD D. CONWAY, ESQUIRE**

**MARGARET GAIRO, ESQUIRE**

**FRANK DUBIN, ESQUIRE**

**ANDREW L. MARKOWITZ, ESQUIRE**

**KEVIN DISKIN, ESQUIRE**

**McCABE, WEISBERG AND CONWAY, P.C.**

BY: **TERRENCE J. McCABE, ESQUIRE - ID # 16496**  
**MARC S. WEISBERG, ESQUIRE - ID # 17616**  
**EDWARD D. CONWAY, ESQUIRE - ID # 34687**  
**MARGARET GAIRO, ESQUIRE - ID # 34419**  
**FRANK DUBIN, ESQUIRE - ID # 19280**  
**ANDREW L. MARKOWITZ, ESQUIRE - ID # 28009**  
**KEVIN DISKIN, ESQUIRE - ID # 86727**

123 South Broad Street, Suite 2080  
Philadelphia, Pennsylvania 19109  
(215) 790-1010

**Attorneys for Plaintiff**

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Company of Pennsylvania  
Plaintiff

v.

Carl E. Levan, Jr. a/k/a Carl Levan and Carla Maynard  
Defendants

**COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY**

Number 2007 CV 1929 MF

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA : SS.  
COUNTY OF PHILADELPHIA :

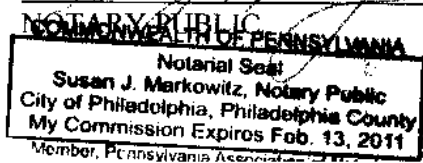
The undersigned, being duly sworn according to law, deposes and says that the Defendants, Carl E. Levan, Jr. a/k/a Carl Levan and Carla Maynard, are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940 as amended; and that the Defendants, Carl E. Levan, Jr. a/k/a Carl Levan and Carla Maynard, are over eighteen (18) years of age, and reside, or their last known addresses are, as follows:

Carl E. Levan, Jr. a/k/a	Carl E. Levan, Jr. a/k/a	Carl E. Levan, Jr. a/k/a	Carla Maynard
Carl Levan	Carl Levan	Carl Levan	220 Madrid Avenue
7619-B Columbia Blvd.	545 Pfahler Street	106 N. Balliet Street	Bloomsburg, PA
Berwick, PA 18603	Catawissa, PA 17820	Frackville, PA 17931	17815

SWORN TO AND SUBSCRIBED  
BEFORE ME THIS 17th DAY  
OF APRIL, 2008.

McCABE, WEISBERG, AND CONWAY, P.C.

BY: \_\_\_\_\_  
Attorneys for Plaintiff  
ANDREW L. MARKOWITZ, ESQUIRE



## LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of U.S. Route No. 11, leading from Berwick to Bloomsburg, said point being at the corner of land now or late of Robert H. Bigart and Lou Ann Bigart, his wife; THENCE along land of Robert H. Bigart and Lou Ann Bigart, his wife, North Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds East, a distance of Three Hundred Forty-four and Eighty Hundredths (344.80) feet to an iron pin (said course being along the west side of a Fifteen (15) foot alley designated as a private lane on the survey hereinafter referred to); THENCE continuing along land of Robert H. Bigart, et ux, North Seventy-three (73) degrees Forty-eight (48) minutes Forty-seven (47) seconds West, a distance of Three Hundred Seventy-nine and Seventy-seven Hundredths (379.77) feet to an iron pin in line of land now or late of Mary Luchak and Dolores Ninjack; THENCE along land now or late of Luchak, et al., North Fourteen (14) degrees Thirty-eight (38) minutes Ten (10) seconds East, a distance of Sixty-two and Sixty-two Hundredths (62.62) feet to an old iron pin in line of land now or recently sold to Kershner; THENCE along the following Seven (7) courses and distances of Kershner:

- (1) South Seventy-five (75) degrees Forty-four (44) minutes Twenty-five (25) seconds East, a distance of Two Hundred Thirty-two and Fifty-four Hundredths (232.54) feet to an iron pin;
- (2) North Thirteen (13) degrees Twenty-two (22) minutes Seventeen (17) seconds East, a distance of One Hundred Eleven and Ninety-four Hundredths (111.94) feet to an iron pin;
- (3) South Eighty (80) degrees Two (02) minutes Thirty-four (34) seconds East, a distance of One Hundred and Ninety-two Hundredths (100.92) feet to an iron pin;
- (4) North Six (06) degrees Fifty-five (55) minutes Fifty-two (52) seconds East, a distance of Twenty-three and Seventy-seven Hundredths (23.77) feet to an iron pin;
- (5) North Fifty-six (56) degrees Forty-nine (49) minutes Eleven (11) seconds East, a distance of One Hundred Fifty-seven and Eighty-nine Hundredths (157.89) feet to an iron pin;
- (6) North Eighty (80) degrees Fifteen (15) minutes Fifty (50) seconds East, a distance of One Hundred Fifty-nine and Seventy Hundredths (159.70) feet to an iron pin;
- (7) North Sixty-nine (69) degrees Thirty-seven (37) minutes Thirty-five (35) seconds East, a distance of Three Hundred Seventy-six and Twenty Hundredths (376.20) feet to a point in the center of Briar Creek;

THENCE along the center of said Briar Creek, South Four (04) degrees Fourteen (14) minutes Thirty-five (35) seconds East, a distance of Fifty-one and Eighty-five Hundredths (51.85) feet; THENCE continuing in the center of said creek, South Twenty-six (26) degrees Fifty-five (55) minutes Ten (10) seconds West, a distance of Two Hundred Forty-six and Forty-six Hundredths (246.46) feet to a point; THENCE continuing in the center of said creek, South Eighty-nine (89) degrees Twenty-nine (29) minutes Zero (00) seconds West, a distance of One Hundred Seventy and Forty-six Hundredths (170.46) feet; THENCE continuing in the center of said creek, South

Fifty-one (51) degrees Forty-one (41) minutes Fifty-five (55) seconds West, a distance of One Hundred Fifty-one and Ninety-three Hundredths (151.93) feet; THENCE continuing in the center of said creek, South Twelve (12) degrees Eighteen (18) minutes Twenty-five (25) seconds West, a distance of One Hundred Four and Seventeen Hundredths (104.17) feet; THENCE continuing along center of said creek, South Ten (10) degrees Eight (08) minutes Thirteen (13) seconds West, a distance of Fifty-six and Thirty Hundredths (56.30) feet to a point in line of land now or late of Robert D. Bigart and Lou Anne Bigart, his wife; THENCE along line now or late of Robert D. Bigart, et ux, North Eighty-two (82) degrees Five (05) minutes Seventeen (17) seconds West, a distance of Two Hundred Sixteen (216) feet to an iron pin on the east side of the aforementioned Fifteen (15) foot private lane; THENCE along said private lane, South Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds West, a distance of Three Hundred Nineteen and Sixty Hundredths (319.60) feet to an iron pin on the north side of U.S. Route No. 11; THENCE along the north side of said public highway, North Seventy-four (74) degrees Fifty-one (51) minutes Forty-five (45) seconds West, a distance of Fifteen and Thirty-two Hundredths (15.32) feet to the place of BEGINNING.

CONTAINING 4.533 acres and identified as Parcel A on the survey of Charles E. Bigart and Kathryn L. Bigart, his wife, prepared by T. Bryce James, dated December 14, 1981.

THIS PARCEL IS UNDER AND SUBJECT to the restrictions, easements, rights of way, etc., including the "Not for Development" clause, as noted on a survey recorded in Columbia County Map Book 7, Page 126.

EXCEPTING AND RESERVING a parcel of land containing One (1) acre conveyed to Carl Maynard et ux, by deed dated September 15, 1997 and recorded October 15, 1997 in Columbia County Record Book 669 at Page 364.

HAVING THEREON ERECTED a dwelling house known as 7619-B Columbia Boulevard, Berwick, PA 18603.

BEING TAX PARCEL NO. 06-01-018.

BEING THE SAME PREMISES which James E. Bigart and Sandra L. Bigart, husband and wife, by Deed dated February 26, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 680, Page 0820, granted and conveyed unto Carl E. Levan and Carla Maynard, as joint tenants with the right of survivorship.

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of U.S. Route No. 11, leading from Berwick to Bloomsburg, said point being at the corner of land now or late of Robert H. Bigart and Lou Ann Bigart, his wife; THENCE along land of Robert H. Bigart and Lou Ann Bigart, his wife, North Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds East, a distance of Three Hundred Forty-four and Eighty Hundredths (344.80) feet to an iron pin (said course being along the west side of a Fifteen (15) foot alley designated as a private lane on the survey hereinafter referred to); THENCE continuing along land of Robert H. Bigart, et ux, North Seventy-three (73) degrees Forty-eight (48) minutes Forty-seven (47) seconds West, a distance of Three Hundred Seventy-nine and Seventy-seven Hundredths (379.77) feet to an iron pin in line of land now or late of Mary Luchak and Dolores Ninjack; THENCE along land now or late of Luchak, et al., North Fourteen (14) degrees Thirty-eight (38) minutes Ten (10) seconds East, a distance of Sixty-two and Sixty-two Hundredths (62.62) feet to an old iron pin in line of land now or recently sold to Kershner; THENCE along the following Seven (7) courses and distances of Kershner:

- (1) South Seventy-five (75) degrees Forty-four (44) minutes Twenty-five (25) seconds East, a distance of Two Hundred Thirty-two and Fifty-four Hundredths (232.54) feet to an iron pin;
- (2) North Thirteen (13) degrees Twenty-two (22) minutes Seventeen (17) seconds East, a distance of One Hundred Eleven and Ninety-four Hundredths (111.94) feet to an iron pin;
- (3) South Eighty (80) degrees Two (02) minutes Thirty-four (34) seconds East, a distance of One Hundred and Ninety-two Hundredths (100.92) feet to an iron pin;
- (4) North Six (06) degrees Fifty-five (55) minutes Fifty-two (52) seconds East, a distance of Twenty-three and Seventy-seven Hundredths (23.77) feet to an iron pin;
- (5) North Fifty-six (56) degrees Forty-nine (49) minutes Eleven (11) seconds East, a distance of One Hundred Fifty-seven and Eighty-nine Hundredths (157.89) feet to an iron pin;
- (6) North Eighty (80) degrees Fifteen (15) minutes Fifty (50) seconds East, a distance of One Hundred Fifty-nine and Seventy Hundredths (159.70) feet to an iron pin;
- (7) North Sixty-nine (69) degrees Thirty-seven (37) minutes Thirty-five (35) seconds East, a distance of Three Hundred Seventy-six and Twenty Hundredths (376.20) feet to a point in the center of Briar Creek;

THENCE along the center of said Briar Creek, South Four (04) degrees Fourteen (14) minutes Thirty-five (35) seconds East, a distance of Fifty-one and Eighty-five Hundredths (51.85) feet; THENCE continuing in the center of said creek, South Twenty-six (26) degrees Fifty-five (55) minutes Ten (10) seconds West, a distance of Two Hundred Forty-six and Forty-six Hundredths (246.46) feet to a point; THENCE continuing in the center of said creek, South Eighty-nine (89) degrees Twenty-nine (29) minutes Zero (00) seconds West, a distance of One Hundred Seventy and Forty-six Hundredths (170.46) feet; THENCE continuing in the center of said creek, South

Fifty-one (51) degrees Forty-one (41) minutes Fifty-five (55) seconds West, a distance of One Hundred Fifty-one and Ninety-three Hundredths (151.93) feet; THENCE continuing in the center of said creek, South Twelve (12) degrees Eighteen (18) minutes Twenty-five (25) seconds West, a distance of One Hundred Four and Seventeen Hundredths (104.17) feet; THENCE continuing along center of said creek, South Ten (10) degrees Eight (08) minutes Thirteen (13) seconds West, a distance of Fifty-six and Thirty Hundredths (56.30) feet to a point in line of land now or late of Robert D. Bigart and Lou Anne Bigart, his wife; THENCE along line now or late of Robert D. Bigart, et ux, North Eighty-two (82) degrees Five (05) minutes Seventeen (17) seconds West, a distance of Two Hundred Sixteen (216) feet to an iron pin on the east side of the aforementioned Fifteen (15) foot private lane; THENCE along said private lane, South Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds West, a distance of Three Hundred Nineteen and Sixty Hundredths (319.60) feet to an iron pin on the north side of U.S. Route No. 11; THENCE along the north side of said public highway, North Seventy-four (74) degrees Fifty-one (51) minutes Forty-five (45) seconds West, a distance of Fifteen and Thirty-two Hundredths (15.32) feet to the place of BEGINNING.

CONTAINING 4.533 acres and identified as Parcel A on the survey of Charles E. Bigart and Kathryn L. Bigart, his wife, prepared by T. Bryce James, dated December 14, 1981.

THIS PARCEL IS UNDER AND SUBJECT to the restrictions, easements, rights of way, etc., including the "Not for Development" clause, as noted on a survey recorded in Columbia County Map Book 7, Page 126.

EXCEPTING AND RESERVING a parcel of land containing One (1) acre conveyed to Carl Maynard et ux, by deed dated September 15, 1997 and recorded October 15, 1997 in Columbia County Record Book 669 at Page 364.

HAVING THEREON ERECTED a dwelling house known as 7619-B Columbia Boulevard, Berwick, PA 18603.

BEING TAX PARCEL NO. 06-01-018.

BEING THE SAME PREMISES which James E. Bigart and Sandra L. Bigart, husband and wife, by Deed dated February 26, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 680, Page 0820, granted and conveyed unto Carl E. Levan and Carla Maynard, as joint tenants with the right of survivorship.



## LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of U.S. Route No. 11, leading from Berwick to Bloomsburg, said point being at the corner of land now or late of Robert H. Bigart and Lou Ann Bigart, his wife; THENCE along land of Robert H. Bigart and Lou Ann Bigart, his wife, North Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds East, a distance of Three Hundred Forty-four and Eighty Hundredths (344.80) feet to an iron pin (said course being along the west side of a Fifteen (15) foot alley designated as a private lane on the survey hereinafter referred to); THENCE continuing along land of Robert H. Bigart, et ux, North Seventy-three (73) degrees Forty-eight (48) minutes Forty-seven (47) seconds West, a distance of Three Hundred Seventy-nine and Seventy-seven Hundredths (379.77) feet to an iron pin in line of land now or late of Mary Luchak and Dolores Ninjack; THENCE along land now or late of Luchak, et al., North Fourteen (14) degrees Thirty-eight (38) minutes Ten (10) seconds East, a distance of Sixty-two and Sixty-two Hundredths (62.62) feet to an old iron pin in line of land now or recently sold to Kershner; THENCE along the following Seven (7) courses and distances of Kershner:

- (1) South Seventy-five (75) degrees Forty-four (44) minutes Twenty-five (25) seconds East, a distance of Two Hundred Thirty-two and Fifty-four Hundredths (232.54) feet to an iron pin;
- (2) North Thirteen (13) degrees Twenty-two (22) minutes Seventeen (17) seconds East, a distance of One Hundred Eleven and Ninety-four Hundredths (111.94) feet to an iron pin;
- (3) South Eighty (80) degrees Two (02) minutes Thirty-four (34) seconds East, a distance of One Hundred and Ninety-two Hundredths (100.92) feet to an iron pin;
- (4) North Six (06) degrees Fifty-five (55) minutes Fifty-two (52) seconds East, a distance of Twenty-three and Seventy-seven Hundredths (23.77) feet to an iron pin;
- (5) North Fifty-six (56) degrees Forty-nine (49) minutes Eleven (11) seconds East, a distance of One Hundred Fifty-seven and Eighty-nine Hundredths (157.89) feet to an iron pin;
- (6) North Eighty (80) degrees Fifteen (15) minutes Fifty (50) seconds East, a distance of One Hundred Fifty-nine and Seventy Hundredths (159.70) feet to an iron pin;
- (7) North Sixty-nine (69) degrees Thirty-seven (37) minutes Thirty-five (35) seconds East, a distance of Three Hundred Seventy-six and Twenty Hundredths (376.20) feet to a point in the center of Briar Creek;

THENCE along the center of said Briar Creek, South Four (04) degrees Fourteen (14) minutes Thirty-five (35) seconds East, a distance of Fifty-one and Eighty-five Hundredths (51.85) feet; THENCE continuing in the center of said creek, South Twenty-six (26) degrees Fifty-five (55) minutes Ten (10) seconds West, a distance of Two Hundred Forty-six and Forty-six Hundredths (246.46) feet to a point; THENCE continuing in the center of said creek, South Eighty-nine (89) degrees Twenty-nine (29) minutes Zero (00) seconds West, a distance of One Hundred Seventy and Forty-six Hundredths (170.46) feet; THENCE continuing in the center of said creek, South

Fifty-one (51) degrees Forty-one (41) minutes Fifty-five (55) seconds West, a distance of One Hundred Fifty-one and Ninety-three Hundredths (151.93) feet; THENCE continuing in the center of said creek, South Twelve (12) degrees Eighteen (18) minutes Twenty-five (25) seconds West, a distance of One Hundred Four and Seventeen Hundredths (104.17) feet; THENCE continuing along center of said creek, South Ten (10) degrees Eight (08) minutes Thirteen (13) seconds West, a distance of Fifty-six and Thirty Hundredths (56.30) feet to a point in line of land now or late of Robert D. Bigart and Lou Anne Bigart, his wife; THENCE along line now or late of Robert D. Bigart, et ux, North Eighty-two (82) degrees Five (05) minutes Seventeen (17) seconds West, a distance of Two Hundred Sixteen (216) feet to an iron pin on the east side of the aforementioned Fifteen (15) foot private lane; THENCE along said private lane, South Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds West, a distance of Three Hundred Nineteen and Sixty Hundredths (319.60) feet to an iron pin on the north side of U.S. Route No. 11; THENCE along the north side of said public highway, North Seventy-four (74) degrees Fifty-one (51) minutes Forty-five (45) seconds West, a distance of Fifteen and Thirty-two Hundredths (15.32) feet to the place of BEGINNING.

CONTAINING 4.533 acres and identified as Parcel A on the survey of Charles E. Bigart and Kathryn L. Bigart, his wife, prepared by T. Bryce James, dated December 14, 1981.

THIS PARCEL IS UNDER AND SUBJECT to the restrictions, easements, rights of way, etc., including the "Not for Development" clause, as noted on a survey recorded in Columbia County Map Book 7, Page 126.

EXCEPTING AND RESERVING a parcel of land containing One (1) acre conveyed to Carl Maynard et ux, by deed dated September 15, 1997 and recorded October 15, 1997 in Columbia County Record Book 669 at Page 364.

HAVING THEREON ERECTED a dwelling house known as 7619-B Columbia Boulevard, Berwick, PA 18603.

BEING TAX PARCEL NO. 06-01-018.

BEING THE SAME PREMISES which James E. Bigart and Sandra L. Bigart, husband and wife, by Deed dated February 26, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 680, Page 0820, granted and conveyed unto Carl E. Levan and Carla Maynard, as joint tenants with the right of survivorship.

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of U.S. Route No. 11, leading from Berwick to Bloomsburg, said point being at the corner of land now or late of Robert H. Bigart and Lou Ann Bigart, his wife; THENCE along land of Robert H. Bigart and Lou Ann Bigart, his wife, North Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds East, a distance of Three Hundred Forty-four and Eighty Hundredths (344.80) feet to an iron pin (said course being along the west side of a Fifteen (15) foot alley designated as a private lane on the survey hereinafter referred to); THENCE continuing along land of Robert H. Bigart, et ux, North Seventy-three (73) degrees Forty-eight (48) minutes Forty-seven (47) seconds West, a distance of Three Hundred Seventy-nine and Seventy-seven Hundredths (379.77) feet to an iron pin in line of land now or late of Mary Luchak and Dolores Ninjack; THENCE along land now or late of Luchak, et al., North Fourteen (14) degrees Thirty-eight (38) minutes Ten (10) seconds East, a distance of Sixty-two and Sixty-two Hundredths (62.62) feet to an old iron pin in line of land now or recently sold to Kershner; THENCE along the following Seven (7) courses and distances of Kershner:

- (1) South Seventy-five (75) degrees Forty-four (44) minutes Twenty-five (25) seconds East, a distance of Two Hundred Thirty-two and Fifty-four Hundredths (232.54) feet to an iron pin;
- (2) North Thirteen (13) degrees Twenty-two (22) minutes Seventeen (17) seconds East, a distance of One Hundred Eleven and Ninety-four Hundredths (111.94) feet to an iron pin;
- (3) South Eighty (80) degrees Two (02) minutes Thirty-four (34) seconds East, a distance of One Hundred and Ninety-two Hundredths (100.92) feet to an iron pin;
- (4) North Six (06) degrees Fifty-five (55) minutes Fifty-two (52) seconds East, a distance of Twenty-three and Seventy-seven Hundredths (23.77) feet to an iron pin;
- (5) North Fifty-six (56) degrees Forty-nine (49) minutes Eleven (11) seconds East, a distance of One Hundred Fifty-seven and Eighty-nine Hundredths (157.89) feet to an iron pin;
- (6) North Eighty (80) degrees Fifteen (15) minutes Fifty (50) seconds East, a distance of One Hundred Fifty-nine and Seventy Hundredths (159.70) feet to an iron pin;
- (7) North Sixty-nine (69) degrees Thirty-seven (37) minutes Thirty-five (35) seconds East, a distance of Three Hundred Seventy-six and Twenty Hundredths (376.20) feet to a point in the center of Briar Creek;

THENCE along the center of said Briar Creek, South Four (04) degrees Fourteen (14) minutes Thirty-five (35) seconds East, a distance of Fifty-one and Eighty-five Hundredths (51.85) feet; THENCE continuing in the center of said creek, South Twenty-six (26) degrees Fifty-five (55) minutes Ten (10) seconds West, a distance of Two Hundred Forty-six and Forty-six Hundredths (246.46) feet to a point; THENCE continuing in the center of said creek, South Eighty-nine (89) degrees Twenty-nine (29) minutes Zero (00) seconds West, a distance of One Hundred Seventy and Forty-six Hundredths (170.46) feet; THENCE continuing in the center of said creek, South

Fifty-one (51) degrees Forty-one (41) minutes Fifty-five (55) seconds West, a distance of One Hundred Fifty-one and Ninety-three Hundredths (151.93) feet; THENCE continuing in the center of said creek, South Twelve (12) degrees Eighteen (18) minutes Twenty-five (25) seconds West, a distance of One Hundred Four and Seventeen Hundredths (104.17) feet; THENCE continuing along center of said creek, South Ten (10) degrees Eight (08) minutes Thirteen (13) seconds West, a distance of Fifty-six and Thirty Hundredths (56.30) feet to a point in line of land now or late of Robert D. Bigart and Lou Anne Bigart, his wife; THENCE along line now or late of Robert D. Bigart, et ux, North Eighty-two (82) degrees Five (05) minutes Seventeen (17) seconds West, a distance of Two Hundred Sixteen (216) feet to an iron pin on the east side of the aforementioned Fifteen (15) foot private lane; THENCE along said private lane, South Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds West, a distance of Three Hundred Nineteen and Sixty Hundredths (319.60) feet to an iron pin on the north side of U.S. Route No. 11; THENCE along the north side of said public highway, North Seventy-four (74) degrees Fifty-one (51) minutes Forty-five (45) seconds West, a distance of Fifteen and Thirty-two Hundredths (15.32) feet to the place of BEGINNING.

CONTAINING 4.533 acres and identified as Parcel A on the survey of Charles E. Bigart and Kathryn L. Bigart, his wife, prepared by T. Bryce James, dated December 14, 1981.

THIS PARCEL IS UNDER AND SUBJECT to the restrictions, easements, rights of way, etc., including the "Not for Development" clause, as noted on a survey recorded in Columbia County Map Book 7, Page 126.

EXCEPTING AND RESERVING a parcel of land containing One (1) acre conveyed to Carl Maynard et ux, by deed dated September 15, 1997 and recorded October 15, 1997 in Columbia County Record Book 669 at Page 364.

HAVING THEREON ERECTED a dwelling house known as 7619-B Columbia Boulevard, Berwick, PA 18603.

BEING TAX PARCEL NO. 06-01-018.

BEING THE SAME PREMISES which James E. Bigart and Sandra L. Bigart, husband and wife, by Deed dated February 26, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 680, Page 0820, granted and conveyed unto Carl E. Levan and Carla Maynard, as joint tenants with the right of survivorship.

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of U.S. Route No. 11, leading from Berwick to Bloomsburg, said point being at the corner of land now or late of Robert H. Bigart and Lou Ann Bigart, his wife; THENCE along land of Robert H. Bigart and Lou Ann Bigart, his wife, North Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds East, a distance of Three Hundred Forty-four and Eighty Hundredths (344.80) feet to an iron pin (said course being along the west side of a Fifteen (15) foot alley designated as a private lane on the survey hereinafter referred to); THENCE continuing along land of Robert H. Bigart, et ux, North Seventy-three (73) degrees Forty-eight (48) minutes Forty-seven (47) seconds West, a distance of Three Hundred Seventy-nine and Seventy-seven Hundredths (379.77) feet to an iron pin in line of land now or late of Mary Luchak and Dolores Ninjack; THENCE along land now or late of Luchak, et al., North Fourteen (14) degrees Thirty-eight (38) minutes Ten (10) seconds East, a distance of Sixty-two and Sixty-two Hundredths (62.62) feet to an old iron pin in line of land now or recently sold to Kershner; THENCE along the following Seven (7) courses and distances of Kershner:

- (1) South Seventy-five (75) degrees Forty-four (44) minutes Twenty-five (25) seconds East, a distance of Two Hundred Thirty-two and Fifty-four Hundredths (232.54) feet to an iron pin;
- (2) North Thirteen (13) degrees Twenty-two (22) minutes Seventeen (17) seconds East, a distance of One Hundred Eleven and Ninety-four Hundredths (111.94) feet to an iron pin;
- (3) South Eighty (80) degrees Two (02) minutes Thirty-four (34) seconds East, a distance of One Hundred and Ninety-two Hundredths (100.92) feet to an iron pin;
- (4) North Six (06) degrees Fifty-five (55) minutes Fifty-two (52) seconds East, a distance of Twenty-three and Seventy-seven Hundredths (23.77) feet to an iron pin;
- (5) North Fifty-six (56) degrees Forty-nine (49) minutes Eleven (11) seconds East, a distance of One Hundred Fifty-seven and Eighty-nine Hundredths (157.89) feet to an iron pin;
- (6) North Eighty (80) degrees Fifteen (15) minutes Fifty (50) seconds East, a distance of One Hundred Fifty-nine and Seventy Hundredths (159.70) feet to an iron pin;
- (7) North Sixty-nine (69) degrees Thirty-seven (37) minutes Thirty-five (35) seconds East, a distance of Three Hundred Seventy-six and Twenty Hundredths (376.20) feet to a point in the center of Briar Creek;

THENCE along the center of said Briar Creek, South Four (04) degrees Fourteen (14) minutes Thirty-five (35) seconds East, a distance of Fifty-one and Eighty-five Hundredths (51.85) feet; THENCE continuing in the center of said creek, South Twenty-six (26) degrees Fifty-five (55) minutes Ten (10) seconds West, a distance of Two Hundred Forty-six and Forty-six Hundredths (246.46) feet to a point; THENCE continuing in the center of said creek, South Eighty-nine (89) degrees Twenty-nine (29) minutes Zero (00) seconds West, a distance of One Hundred Seventy and Forty-six Hundredths (170.46) feet; THENCE continuing in the center of said creek, South

Fifty-one (51) degrees Forty-one (41) minutes Fifty-five (55) seconds West, a distance of One Hundred Fifty-one and Ninety-three Hundredths (151.93) feet; THENCE continuing in the center of said creek, South Twelve (12) degrees Eighteen (18) minutes Twenty-five (25) seconds West, a distance of One Hundred Four and Seventeen Hundredths (104.17) feet; THENCE continuing along center of said creek, South Ten (10) degrees Eight (08) minutes Thirteen (13) seconds West, a distance of Fifty-six and Thirty Hundredths (56.30) feet to a point in line of land now or late of Robert D. Bigart and Lou Anne Bigart, his wife; THENCE along line now or late of Robert D. Bigart, et ux, North Eighty-two (82) degrees Five (05) minutes Seventeen (17) seconds West, a distance of Two Hundred Sixteen (216) feet to an iron pin on the east side of the aforementioned Fifteen (15) foot private lane; THENCE along said private lane, South Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds West, a distance of Three Hundred Nineteen and Sixty Hundredths (319.60) feet to an iron pin on the north side of U.S. Route No. 11; THENCE along the north side of said public highway, North Seventy-four (74) degrees Fifty-one (51) minutes Forty-five (45) seconds West, a distance of Fifteen and Thirty-two Hundredths (15.32) feet to the place of BEGINNING.

CONTAINING 4.533 acres and identified as Parcel A on the survey of Charles E. Bigart and Kathryn L. Bigart, his wife, prepared by T. Bryce James, dated December 14, 1981.

THIS PARCEL IS UNDER AND SUBJECT to the restrictions, easements, rights of way, etc., including the "Not for Development" clause, as noted on a survey recorded in Columbia County Map Book 7, Page 126.

EXCEPTING AND RESERVING a parcel of land containing One (1) acre conveyed to Carl Maynard et ux, by deed dated September 15, 1997 and recorded October 15, 1997 in Columbia County Record Book 669 at Page 364.

HAVING THEREON ERECTED a dwelling house known as 7619-B Columbia Boulevard, Berwick, PA 18603.

BEING TAX PARCEL NO. 06-01-018.

BEING THE SAME PREMISES which James E. Bigart and Sandra L. Bigart, husband and wife, by Deed dated February 26, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 680, Page 0820, granted and conveyed unto Carl E. Levan and Carla Maynard, as joint tenants with the right of survivorship.

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece and parcel of land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of U.S. Route No. 11, leading from Berwick to Bloomsburg, said point being at the corner of land now or late of Robert H. Bigart and Lou Ann Bigart, his wife; THENCE along land of Robert H. Bigart and Lou Ann Bigart, his wife, North Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds East, a distance of Three Hundred Forty-four and Eighty Hundredths (344.80) feet to an iron pin (said course being along the west side of a Fifteen (15) foot alley designated as a private lane on the survey hereinafter referred to); THENCE continuing along land of Robert H. Bigart, et ux, North Seventy-three (73) degrees Forty-eight (48) minutes Forty-seven (47) seconds West, a distance of Three Hundred Seventy-nine and Seventy-seven Hundredths (379.77) feet to an iron pin in line of land now or late of Mary Luchak and Dolores Ninjack; THENCE along land now or late of Luchak, et al., North Fourteen (14) degrees Thirty-eight (38) minutes Ten (10) seconds East, a distance of Sixty-two and Sixty-two Hundredths (62.62) feet to an old iron pin in line of land now or recently sold to Kershner; THENCE along the following Seven (7) courses and distances of Kershner:

- (1) South Seventy-five (75) degrees Forty-four (44) minutes Twenty-five (25) seconds East, a distance of Two Hundred Thirty-two and Fifty-four Hundredths (232.54) feet to an iron pin;
- (2) North Thirteen (13) degrees Twenty-two (22) minutes Seventeen (17) seconds East, a distance of One Hundred Eleven and Ninety-four Hundredths (111.94) feet to an iron pin;
- (3) South Eighty (80) degrees Two (02) minutes Thirty-four (34) seconds East, a distance of One Hundred and Ninety-two Hundredths (100.92) feet to an iron pin;
- (4) North Six (06) degrees Fifty-five (55) minutes Fifty-two (52) seconds East, a distance of Twenty-three and Seventy-seven Hundredths (23.77) feet to an iron pin;
- (5) North Fifty-six (56) degrees Forty-nine (49) minutes Eleven (11) seconds East, a distance of One Hundred Fifty-seven and Eighty-nine Hundredths (157.89) feet to an iron pin;
- (6) North Eighty (80) degrees Fifteen (15) minutes Fifty (50) seconds East, a distance of One Hundred Fifty-nine and Seventy Hundredths (159.70) feet to an iron pin;
- (7) North Sixty-nine (69) degrees Thirty-seven (37) minutes Thirty-five (35) seconds East, a distance of Three Hundred Seventy-six and Twenty Hundredths (376.20) feet to a point in the center of Briar Creek;

THENCE along the center of said Briar Creek, South Four (04) degrees Fourteen (14) minutes Thirty-five (35) seconds East, a distance of Fifty-one and Eighty-five Hundredths (51.85) feet; THENCE continuing in the center of said creek, South Twenty-six (26) degrees Fifty-five (55) minutes Ten (10) seconds West, a distance of Two Hundred Forty-six and Forty-six Hundredths (246.46) feet to a point; THENCE continuing in the center of said creek, South Eighty-nine (89) degrees Twenty-nine (29) minutes Zero (00) seconds West, a distance of One Hundred Seventy and Forty-six Hundredths (170.46) feet; THENCE continuing in the center of said creek, South

Fifty-one (51) degrees Forty-one (41) minutes Fifty-five (55) seconds West, a distance of One Hundred Fifty-one and Ninety-three Hundredths (151.93) feet; THENCE continuing in the center of said creek, South Twelve (12) degrees Eighteen (18) minutes Twenty-five (25) seconds West, a distance of One Hundred Four and Seventeen Hundredths (104.17) feet; THENCE continuing along center of said creek, South Ten (10) degrees Eight (08) minutes Thirteen (13) seconds West, a distance of Fifty-six and Thirty Hundredths (56.30) feet to a point in line of land now or late of Robert D. Bigart and Lou Anne Bigart, his wife; THENCE along line now or late of Robert D. Bigart, et ux, North Eighty-two (82) degrees Five (05) minutes Seventeen (17) seconds West, a distance of Two Hundred Sixteen (216) feet to an iron pin on the east side of the aforementioned Fifteen (15) foot private lane; THENCE along said private lane, South Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds West, a distance of Three Hundred Nineteen and Sixty Hundredths (319.60) feet to an iron pin on the north side of U.S. Route No. 11; THENCE along the north side of said public highway, North Seventy-four (74) degrees Fifty-one (51) minutes Forty-five (45) seconds West, a distance of Fifteen and Thirty-two Hundredths (15.32) feet to the place of BEGINNING.

CONTAINING 4.533 acres and identified as Parcel A on the survey of Charles E. Bigart and Kathryn L. Bigart, his wife, prepared by T. Bryce James, dated December 14, 1981.

THIS PARCEL IS UNDER AND SUBJECT to the restrictions, easements, rights of way, etc., including the "Not for Development" clause, as noted on a survey recorded in Columbia County Map Book 7, Page 126.

EXCEPTING AND RESERVING a parcel of land containing One (1) acre conveyed to Carl Maynard et ux, by deed dated September 15, 1997 and recorded October 15, 1997 in Columbia County Record Book 669 at Page 364.

HAVING THEREON ERECTED a dwelling house known as 7619-B Columbia Boulevard, Berwick, PA 18603.

BEING TAX PARCEL NO. 06-01-018.

BEING THE SAME PREMISES which James E. Bigart and Sandra L. Bigart, husband and wife, by Deed dated February 26, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 680, Page 0820, granted and conveyed unto Carl E. Levan and Carla Maynard, as joint tenants with the right of survivorship.



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/17/2008

SERVICE# 3 - OF - 20 SERVICES  
DOCKET # 65ED2008

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A  
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT CARL E LEVAN, JR. AKA CARL LEVAN  
CARLA MAYNARD

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED

BENEFICIAL CONSUMER DIS CO.

5745 MONTGOMERY BLVD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON ROSE MILLER

RELATIONSHIP Sale's ASSC. IDENTIFICATION \_\_\_\_\_

DATE 4-21-08 TIME 0850 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>4-18-08</u>	<u>1530</u>	<u>2</u>	<u>CLOSED AT 1500</u>

DEPUTY

J. Carter

DATE 4-21-08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/17/2008

SERVICE# 6 - OF - 20 SERVICES  
DOCKET # 65ED2008

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A  
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT CARL E LEVAN, JR. AKA CARL LEVAN  
CARLA MAYNARD

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
TENANT(S)
7619-B COLUMBIA BLVD
BERWICK

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON POSTED — VACANT

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 04.21.08 TIME 0925 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

Paul D. H.

DATE

04.21.08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/17/2008

SERVICE# 13 - OF - 20 SERVICES  
DOCKET # 65ED2008

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A  
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT CARL E LEVAN, JR. AKA CARL LEVAN  
CARLA MAYNARD

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

SERVED UPON KELLY GREER

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 04.21.08 TIME 1025 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

04.21.08

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/17/2008

SERVICE# 14 - OF - 20 SERVICES  
DOCKET # 65ED2008

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A  
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT CARL E LEVAN, JR. AKA CARL LEVAN  
CARLA MAYNARD

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

SERVED UPON MAUREEN Cole

RELATIONSHIP Customer Service IDENTIFICATION \_\_\_\_\_

DATE 4-18-8 TIME 1450 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter

DATE 4-18-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/17/2008

SERVICE# 12 - OF - 20 SERVICES  
DOCKET # 65ED2008

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A  
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT CARL E LEVAN, JR. AKA CARL LEVAN  
CARLA MAYNARD

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

PERSON/CORP TO SERVED
BRIAR CREEK TAX COLLECTOR C/O TAX CLAIM
PO BOX 380
BLOOMSBURG

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON DEB Miller

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 4-18-8 TIME 1430 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_\_ Sex \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eyes \_\_\_\_\_ Hair \_\_\_\_\_ Age \_\_\_\_\_ Military \_\_\_\_\_

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

F. OTHER (SPECIFY) \_\_\_\_\_

ATTEMPTS  
DATE

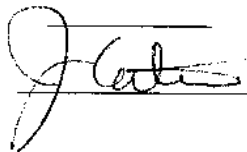
TIME

OFFICER

REMARKS

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

DEPUTY



DATE 4-18-8

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/17/2008

SERVICE# 17 - OF - 20 SERVICES  
DOCKET # 65ED2008

PLAINTIFF BENEFICIAL CONSUMER DISCOUNT COMPANY D/B/A  
BENEFICIAL MORTGAGE COMPANY OF PENNSYLVANIA

DEFENDANT CARL E LEVAN, JR. AKA CARL LEVAN  
CARLA MAYNARD

ATTORNEY FIRM McCabe, Weisberg and Conway, PC

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

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION \_\_\_\_\_

DATE 4-18-8 TIME 1430 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  DATE 4-18-8

COUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE:18-APR-08

FEE:\$5.00

CERT. NO:4528

LEVAN CARL E  
CARLA MAYNARD  
545 PFAHLER STREET  
CATAWISSA PA 17820

DISTRICT: BRIARCREEK BORO  
DEED 0408-0410  
LOCATION: 2643 W FRONT ST BERWICK  
PARCEL: 06 -01 -018-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2007	PRIM	1,155.30	23.77		0.00	1,179.07
2006	PRIM	1,220.08	23.16		115.00	1,358.24
2005	PRIM	1,486.43	22.20		0.00	1,508.63
TOTAL DUE :						\$4,045.94

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

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

REQUESTED BY:

Timothy T. Chamberlain, Sheriff  
dm.

# Tax Bill Master Transaction Detail

tctax1s

LEVAN CARL E --- 2008-06 -RE -010074

(March+April) (May+June) (after June) Tax

Taxpayer Name	Bill #	Post Date	Disc Amt	Face Amt	Pent Amt	Code	Category	Parcel
LEVAN CARL E	010074	02/14/2008	99.36	101.39	111.53	G	O	06 -01 -018-00,000
LEVAN CARL E	010074	02/14/2008	42.50	43.37	47.71	R	O	06 -01 -018-00,000
LEVAN CARL E	010074	02/14/2008	21.75	22.19	24.41	S	O	06 -01 -018-00,000
Sub-Total			163.61	166.95	183.65			

THIS IS ONLY  
COUNTY & BORO. FOR THE 2007 TAXES  
(SCHOOL TAXES ARE NOT INCLUDED)

dm.



# REAL ESTATE OUTLINE

ED # 65-08

DATE RECEIVED 4-14-08

DOCKET AND INDEX 4-15-08

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LKA

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR ~~\$1,350.00~~ OR 2000.00

CK# 18829

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

SALE DATE

June 25, 08 TIME 1000

POSTING DATE

May 21, 08

ADV. DATES FOR NEWSPAPER

1<sup>ST</sup> WEEK June 4

2<sup>ND</sup> WEEK 11

3<sup>RD</sup> WEEK 18, 08

# SHERIFF'S SALE

WEDNESDAY JUNE 25, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 65 OF 2008 ED AND CIVIL WRIT NO. 1929 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 and parcel of land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of D.S. Route No. 11, leading from Berwick to Bloomsburg, said point being at the corner of land now or late of Robert H. Bigart and Lou Ann Bigart, his wife; THENCE along land of Robert H. Bigart and Lou Ann Bigart, his wife, North Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds East, a distance of Three Hundred Forty-four and Eighty Hundredths (344.80) feet to an iron pin (said course being along the west side of a Fifteen (15) foot alley designated as a private lane on the survey hereinafter referred to); THENCE continuing along land of Robert H. Bigart, et ux, North Seventy-three (73) degrees Forty-eight (48) minutes Forty-seven (47) seconds West, a distance of Three Hundred Seventy-nine and Seventy-seven Hundredths (379.77) feet to an iron pin in line of land now or late of Mary Luchak and Dolores Ninjack; THENCE along land now or late of Luchak, et al., North Fourteen (14) degrees Thirty-eight (38) minutes Ten (10) seconds East, a distance of Sixty-two and Sixty-two Hundredths (62.62) feet to an old iron pin in line of land now or recently sold to Kershner; THENCE along the following Seven (7) courses and distances of Kershner:

1. South Seventy-five (75) degrees Forty-four (44) minutes Twenty-five (25) seconds East, a distance of Two Hundred Thirty-two and Fifty-four Hundredths (232.54) feet to an iron pin;
2. North Thirteen (13) degrees Twenty-two (22) minutes Seventeen (17) seconds East, a distance of One Hundred Eleven and Ninety-four Hundredths (111.94) feet to an iron pin;
3. South Eighty (80) degrees Two (02) minutes Thirty-four (34) seconds East, a distance of One Hundred and Ninety-two Hundredths (100.92) feet to an iron pin;
4. North Six (06) degrees Fifty-five (55) minutes Fifty-two (52) seconds East, a distance of Twenty-three and Seventy-seven Hundredths (23.77) feet to an iron pin;
5. North Fifty-six (56) degrees Forty-nine (49) minutes Eleven (11) seconds East, a distance of One Hundred Fifty-seven and Eighty-nine Hundredths (157.89) feet to an iron pin;
6. North Eighty (80) degrees Fifteen (15) minutes Fifty (50) seconds East, a distance of One Hundred Fifty-nine and Seventy Hundredths (159.70) feet to an iron pin;
7. North Sixty-nine (69) degrees Thirty-seven (37) minutes Thirty-five (35) seconds East, a distance of Three Hundred Seventy-six and Twenty Hundredths (376.20) feet to a point in the center of Briar Creek;

THENCE along the center of said Briar Creek, South Four (04) degrees Fourteen (14) minutes Thirty-five (35) seconds East, a distance of Fifty-one and Eighty-five Hundredths (51.85) feet; THENCE continuing in the center of said creek, South Twenty-six (26) degrees Fifty-five (55) minutes Ten (10) seconds West, a distance of Two Hundred Forty-six and Forty-six Hundredths (246.46) feet to a point; THENCE continuing in the center of said creek, South Eighty-nine (89) degrees Twenty-nine (29) minutes Zero (00) seconds West, a distance of One Hundred Seventy and Forty-six Hundredths (170.46) feet; THENCE continuing in the center of said creek, South Fifty-one (51) degrees Forty-one (41) minutes Fifty-five (55) seconds West, a distance of One Hundred Fifty-one and Ninety-three Hundredths (151.93) feet; THENCE continuing in the center of said creek, South Twelve (12) degrees Eighteen (18) minutes Twenty-five (25) seconds West, a distance of One Hundred Four and Seventeen Hundredths (104.17) feet; THENCE continuing along center of said creek, South Ten (10) degrees Eight (08) minutes Thirteen (13) seconds West, a distance of Fifty-six and Thirty Hundredths (56.30) feet to a point in line of land now or late of Robert D. Bigart and Lou Anne Bigart, his wife; THENCE along line now or late of Robert D. Bigart, et ux, North Eighty-two (82) degrees Five (05) minutes Seventeen (17) seconds West, a distance of Two Hundred Sixteen (216) feet to an iron pin on the east side of the aforementioned Fifteen (15) foot private lane; THENCE along said private lane, South Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds West, a distance of Three Hundred Nineteen and Sixty Hundredths (319.60) feet to an iron pin on the north side of U.S. Route No. 11; THENCE along the north side of said public highway, North Seventy-four (74) degrees Fifty-one (51) minutes Forty-five (45) seconds West, a distance of Fifteen and Thirty-two Hundredths (15.32) feet to the place of BEGINNING.

CONTAINING 4.533 acres and identified as Parcel A on the survey of Charles E. Bigart and Kathryn L. Bigart, his wife, prepared by T. Bryce James, dated December 14, 1981.

THIS PARCEL IS UNDER AND SUBJECT to the restrictions, easements, rights of way, etc., including the "Not for Development" clause, as noted on a survey recorded in Columbia County Map Book 7, Page 126.

EXCEPTING AND RESERVING a parcel of land containing One (1) acre conveyed to Carl Maynard et ux, by deed dated September 15, 1997 and recorded October 15, 1997 in Columbia County Record Book 669 at Page 364.

HAVING THEREON ERECTED a dwelling house known as 7619-B Columbia Boulevard, Berwick, PA 18603.

BEING TAX PARCEL NO. 06-01-018

BEING THE SAME PREMISES which James L. Bigart and Sandra L. Bigart, husband and wife, by Deed dated February 26, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 680, Page 0820, granted and conveyed unto Carl E. Levan and Carla Maynard, as joint tenants with the right of survivorship.

#### **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  
Terrence J. McCabe  
123 South Broad Street

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

Philadelphia, PA 19109

# SHERIFF'S SALE

WEDNESDAY JUNE 25, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 65 OF 2008 ED AND CIVIL WRIT NO. 1929 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 and parcel of land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of D.S. Route No. 11, leading from Berwick to Bloomsburg, said point being at the corner of land now or late of Robert H. Bigart and Lou Ann Bigart, his wife; THENCE along land of Robert H. Bigart and Lou Ann Bigart, his wife, North Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds East, a distance of Three Hundred Forty-four and Eighty Hundredths (344.80) feet to an iron pin (said course being along the west side of a Fifteen (15) foot alley designated as a private lane on the survey hereinafter referred to); THENCE continuing along land of Robert H. Bigart, et ux, North Seventy-three (73) degrees Forty-eight (48) minutes Forty-seven (47) seconds West, a distance of Three Hundred Seventy-nine and Seventy-seven Hundredths (379.77) feet to an iron pin in line of land now or late of Mary Luchak and Dolores Ninjack; THENCE along land now or late of Luchak, et al., North Fourteen (14) degrees Thirty-eight (38) minutes Ten (10) seconds East, a distance of Sixty-two and Sixty-two Hundredths (62.62) feet to an old iron pin in line of land now or recently sold to Kershner; THENCE along the following Seven (7) courses and distances of Kershner:

1. South Seventy-five (75) degrees Forty-four (44) minutes Twenty-five (25) seconds East, a distance of Two Hundred Thirty-two and Fifty-four Hundredths (232.54) feet to an iron pin;
2. North Thirteen (13) degrees Twenty-two (22) minutes Seventeen (17) seconds East, a distance of One Hundred Eleven and Ninety-four Hundredths (111.94) feet to an iron pin;
3. South Eighty (80) degrees Two (02) minutes Thirty-four (34) seconds East, a distance of One Hundred and Ninety-two Hundredths (100.92) feet to an iron pin;
4. North Six (06) degrees Fifty-five (55) minutes Fifty-two (52) seconds East, a distance of Twenty-three and Seventy-seven Hundredths (23.77) feet to an iron pin;
5. North Fifty-six (56) degrees Forty-nine (49) minutes Eleven (11) seconds East, a distance of One Hundred Fifty-seven and Eighty-nine Hundredths (157.89) feet to an iron pin;
6. North Eighty (80) degrees Fifteen (15) minutes Fifty (50) seconds East, a distance of One Hundred Fifty-nine and Seventy Hundredths (159.70) feet to an iron pin;
7. North Sixty-nine (69) degrees Thirty-seven (37) minutes Thirty-five (35) seconds East, a distance of Three Hundred Seventy-six and Twenty Hundredths (376.20) feet to a point in the center of Briar Creek;

THENCE along the center of said Briar Creek, South Four (04) degrees Fourteen (14) minutes Thirty-five (35) seconds East, a distance of Fifty-one and Eighty-five Hundredths (51.85) feet; THENCE continuing in the center of said creek, South Twenty-six (26) degrees Fifty-five (55) minutes Ten (10) seconds West, a distance of Two Hundred Forty-six and Forty-six Hundredths (246.46) feet to a point; THENCE continuing in the center of said creek, South Eighty-nine (89) degrees Twenty-nine (29) minutes Zero (00) seconds West, a distance of One Hundred Seventy and Forty-six Hundredths (170.46) feet; THENCE continuing in the center of said creek, South Fifty-one (51) degrees Forty-one (41) minutes Fifty-five (55) seconds West, a distance of One Hundred Fifty-one and Ninety-three Hundredths (151.93) feet; THENCE continuing in the center of said creek, South Twelve (12) degrees Eighteen (18) minutes Twenty-five (25) seconds West, a distance of One Hundred Four and Seventeen Hundredths (104.17) feet; THENCE continuing along center of said creek, South Ten (10) degrees Eight (08) minutes Thirteen (13) seconds West, a distance of Fifty-six and Thirty Hundredths (56.30) feet to a point in line of land now or late of Robert D. Bigart and Lou Anne Bigart, his wife; THENCE along line now or late of Robert D. Bigart, et ux, North Eighty-two (82) degrees Five (05) minutes Seventeen (17) seconds West, a distance of Two Hundred Sixteen (216) feet to an iron pin on the east side of the aforementioned Fifteen (15) foot private lane; THENCE along said private lane, South Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds West, a distance of Three Hundred Nineteen and Sixty Hundredths (319.60) feet to an iron pin on the north side of U.S. Route No. 11; THENCE along the north side of said public highway, North Seventy-four (74) degrees Fifty-one (51) minutes Forty-five (45) seconds West, a distance of Fifteen and Thirty-two Hundredths (15.32) feet to the place of BEGINNING.

CONTAINING 4.533 acres and identified as Parcel A on the survey of Charles E. Bigart and Kathryn L. Bigart, his wife, prepared by T. Bryce James, dated December 14, 1981.

THIS PARCEL IS UNDER AND SUBJECT to the restrictions, easements, rights of way, etc., including the "Not for Development" clause, as noted on a survey recorded in Columbia County Map Book 7, Page 126.

EXCEPTING AND RESERVING a parcel of land containing One (1) acre conveyed to Carl Maynard et ux, by deed dated September 15, 1997 and recorded October 15, 1997 in Columbia County Record Book 669 at Page 364.

HAVING THEREON ERECTED a dwelling house known as 7619-B Columbia Boulevard, Berwick, PA 18603.

BEING TAX PARCEL NO. 06-01-018

BEING THE SAME PREMISES which James E. Bigart and Sandra L. Bigart, husband and wife, by Deed dated February 26, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 680, Page 0820, granted and conveyed unto Carl E. Levan and Carla Maynard, as joint tenants with the right of survivorship.

#### **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  
Terrence J. McCabe  
123 South Broad Street

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

Philadelphia, PA 19109

# SHERIFF'S SALE

WEDNESDAY JUNE 25, 2008 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 65 OF 2008 ED AND CIVIL WRIT NO. 1929 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 and parcel of land situate in the Borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the north side of D.S. Route No. 11, leading from Berwick to Bloomsburg, said point being at the corner of land now or late of Robert H. Bigart and Lou Ann Bigart, his wife; THENCE along land of Robert H. Bigart and Lou Ann Bigart, his wife, North Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds East, a distance of Three Hundred Forty-four and Eighty Hundredths (344.80) feet to an iron pin (said course being along the west side of a Fifteen (15) foot alley designated as a private lane on the survey hereinafter referred to); THENCE continuing along land of Robert H. Bigart, et ux, North Seventy-three (73) degrees Forty-eight (48) minutes Forty-seven (47) seconds West, a distance of Three Hundred Seventy-nine and Seventy-seven Hundredths (379.77) feet to an iron pin in line of land now or late of Mary Luchak and Dolores Ninjack; THENCE along land now or late of Luchak, et al., North Fourteen (14) degrees Thirty-eight (38) minutes Ten (10) seconds East, a distance of Sixty-two and Sixty-two Hundredths (62.62) feet to an old iron pin in line of land now or recently sold to Kershner; THENCE along the following Seven (7) courses and distances of Kershner:

1. South Seventy-five (75) degrees Forty-four (44) minutes Twenty-five (25) seconds East, a distance of Two Hundred Thirty-two and Fifty-four Hundredths (232.54) feet to an iron pin;
2. North Thirteen (13) degrees Twenty-two (22) minutes Seventeen (17) seconds East, a distance of One Hundred Eleven and Ninety-four Hundredths (111.94) feet to an iron pin;
3. South Eighty (80) degrees Two (02) minutes Thirty-four (34) seconds East, a distance of One Hundred and Ninety-two Hundredths (100.92) feet to an iron pin;
4. North Six (06) degrees Fifty-five (55) minutes Fifty-two (52) seconds East, a distance of Twenty-three and Seventy-seven Hundredths (23.77) feet to an iron pin;
5. North Fifty-six (56) degrees Forty-nine (49) minutes Eleven (11) seconds East, a distance of One Hundred Fifty-seven and Eighty-nine Hundredths (157.89) feet to an iron pin;
6. North Eighty (80) degrees Fifteen (15) minutes Fifty (50) seconds East, a distance of One Hundred Fifty-nine and Seventy Hundredths (159.70) feet to an iron pin;
7. North Sixty-nine (69) degrees Thirty-seven (37) minutes Thirty-five (35) seconds East, a distance of Three Hundred Seventy-six and Twenty Hundredths (376.20) feet to a point in the center of Briar Creek;

THENCE along the center of said Briar Creek, South Four (04) degrees Fourteen (14) minutes Thirty-five (35) seconds East, a distance of Fifty-one and Eighty-five Hundredths (51.85) feet; THENCE continuing in the center of said creek, South Twenty-six (26) degrees Fifty-five (55) minutes Ten (10) seconds West, a distance of Two Hundred Forty-six and Forty-six Hundredths (246.46) feet to a point; THENCE continuing in the center of said creek, South Eighty-nine (89) degrees Twenty-nine (29) minutes Zero (00) seconds West, a distance of One Hundred Seventy and Forty-six Hundredths (170.46) feet; THENCE continuing in the center of said creek, South Fifty-one (51) degrees Forty-one (41) minutes Fifty-five (55) seconds West, a distance of One Hundred Fifty-one and Ninety-three Hundredths (151.93) feet; THENCE continuing in the center of said creek, South Twelve (12) degrees Eighteen (18) minutes Twenty-five (25) seconds West, a distance of One Hundred Four and Seventeen Hundredths (104.17) feet; THENCE continuing along center of said creek, South Ten (10) degrees Eight (08) minutes Thirteen (13) seconds West, a distance of Fifty-six and Thirty Hundredths (56.30) feet to a point in line of land now or late of Robert D. Bigart and Lou Anne Bigart, his wife; THENCE along line now or late of Robert D. Bigart, et ux, North Eighty-two (82) degrees Five (05) minutes Seventeen (17) seconds West, a distance of Two Hundred Sixteen (216) feet to an iron pin on the east side of the aforementioned Fifteen (15) foot private lane; THENCE along said private lane, South Twenty-six (26) degrees Fifty-seven (57) minutes Twenty-three (23) seconds West, a distance of Three Hundred Nineteen and Sixty Hundredths (319.60) feet to an iron pin on the north side of U.S. Route No. 11; THENCE along the north side of said public highway, North Seventy-four (74) degrees Fifty-one (51) minutes Forty-five (45) seconds West, a distance of Fifteen and Thirty-two Hundredths (15.32) feet to the place of BEGINNING.

CONTAINING 4.533 acres and identified as Parcel A on the survey of Charles E. Bigart and Kathryn L. Bigart, his wife, prepared by T. Bryce James, dated December 14, 1981.

THIS PARCEL IS UNDER AND SUBJECT to the restrictions, easements, rights of way, etc., including the "Not for Development" clause, as noted on a survey recorded in Columbia County Map Book 7, Page 126.

EXCEPTING AND RESERVING a parcel of land containing One (1) acre conveyed to Carl Maynard et ux, by deed dated September 15, 1997 and recorded October 15, 1997 in Columbia County Record Book 669 at Page 364.

HAVING THEREON ERECTED a dwelling house known as 7619-B Columbia Boulevard, Berwick, PA 18603.

BEING TAX PARCEL NO. 06-01-018

BEING THE SAME PREMISES which James E. Bigart and Sandra L. Bigart, husband and wife, by Deed dated February 26, 1998 and recorded March 9, 1998 in the Office of the Recorder of Deeds in and for Columbia County in Deed Book Volume 680, Page 0820, granted and conveyed unto Carl E. Levan and Carla Maynard, as joint tenants with the right of survivorship.

#### **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  
Terrence J. McCabe  
123 South Broad Street

Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

Philadelphia, PA 19109