

SHERIFF'S SALE COST SHEET

First Columbia B&T vs. Stephanie + David Madros
 NO. 15-09 ED NO. 1740-08 JD DATE/TIME OF SALE Mar 25 09:30

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>150.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>24.50</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>5.00</u>
NOTARY	\$ <u>15.00</u>
TOTAL *****	\$ <u>391.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1722.12</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>1947.12</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>42.50</u>
TOTAL *****	\$ <u>52.50</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>684.93</u>
SCHOOL DIST. 20	\$
DELINQUENT 20	\$ <u>866.58</u>
TOTAL *****	\$ <u>937.51</u>

MUNICIPAL FEES DUE:

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

SURCHARGE FEE (DSTE)	\$ <u>110.00</u>
MISC. _____	\$
_____	\$
TOTAL *****	\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 11872.13

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

First Columbia B&T vs Stephanie + David Mackes

NO. 15-09 ED NO. 1740-08 JD

DATE/TIME OF SALE: Mar 25 0930

BID PRICE (INCLUDES COST) \$ 92,000.00

POUNDAGE - 2% OF BID \$ 5070.00

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 17272.13

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

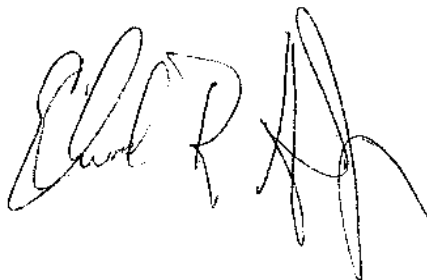
PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ 17272.13

LESS DEPOSIT: \$ 1350.00

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ 15862.13





60,593
313

CHECK NO. 060640

EXPENSE CHECK

DATE 03/25/2009

PAY

15,862* DOLLARS 13 CENTS

AMOUNT
***15,862.13*

COLUMBIA COUNTY SHERIFF'S OFFICE

TO THE
ORDER
OF

⑈060640⑈ ⑆031305936⑆ ⑈0185299⑈

05

FIRST COLUMBIA BANK & TRUST CO.

CHECK NO. 060640
AMOUNT

DESCRIPTION

INVOICE NO.

DATE

03/25/09

03/25/2009

COLUMBIA COUNTY SHERIFF'S OFFICE - KNOB
OTHER REAL ESTATE EXPENS

* 85503210 9997

15,862.13

County 024

PARCEL ID: 07-08-011-00-000

TAX YEAR: 2009

ALTERNATE ID

VERSION: 0

UPDATED: 01/14/2009 12:07 pm

CUR: Y

Owner: DAVIS STEPHANIE M

Multi Owners: N

Billroll: INTR INTERIM

Stub/Receipt

Date Recd: 01/14/2009

Location: 218 B KNOB MT RD

Owner Occupy:

Bankruptcy Flag

Delq Year	Billroll	Tax	Penalty	Interest	Fees/ Other	Total
2007	PRIM	3,497.42	349.74	403.90	75.00	4,326.06
2008	INTR	576.06	57.60	9.50	45.00	688.16
2008	PRIM	3,190.73	319.07	52.64	45.00	3,607.44
Total:		7,264.21	726.41	466.04	165.00	8,621.66

Last Payment

Last Notice Date: 03/02/2009

Type: NOT

Stay Agreement: NO

Stay Year:

Date:

Tax Sale Type:

Date:

Tax Sale Status:

8,621.66+

59.92+ Interest
5.+ Lien Cert.

003

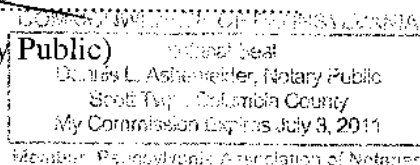
8,686.58* Total amount due for April

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 March 4, 11, 18, 2009 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 19th day of March, 2009.

(Notary Public)
My commission expires



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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

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

FIRST COLUMBIA BANK & TRUST

VS.

STEPHANIE & DAVID MACKES

WRIT OF EXECUTION #15 OF 2009 ED

POSTING OF PROPERTY

FEBRUARY 17, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF STEPHANIE & DAVID MACKES AT 218B KNOB MT ROAD BERWICK
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY DEPUTY SHERIFF PAUL D'ANGELO.

SO ANSWERS:

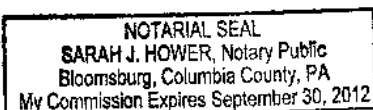

DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 19TH DAY OF FEBRUARY 2009





TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST COLUMBIA BANK & TRUST CO.

Docket # 15ED2009

VS

MORTGAGE FORECLOSURE

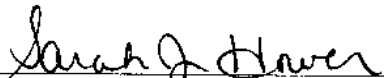
STEPHANIE M. DAVIS
DAVID J. MACKES

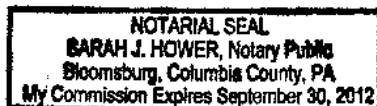
AFFIDAVIT OF SERVICE


NOW, THIS MONDAY, JANUARY 26, 2009, AT 11:10 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON STEPHANIE DAVIS AT 7035C MOUNTAIN LANE, BERWICK BY HANDING TO STEPHANIE DAVIS A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

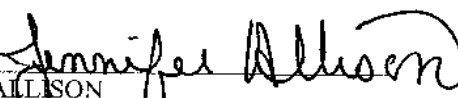
SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 27, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
J. ALLISON
DEPUTY SHERIFF

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

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FIRST COLUMBIA BANK & TRUST CO.

Docket # 15ED2009

VS

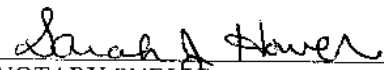
MORTGAGE FORECLOSURE

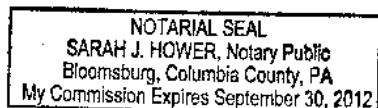
STEPHANIE M. DAVIS
DAVID J. MACKES

AFFIDAVIT OF SERVICE

NOW, THIS MONDAY, JANUARY 26, 2009, AT 11:05 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON DAVID MACKES AT 218B KNOB MOUNTAIN ROAD, BERWICK BY HANDING TO DAVID MACKES, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SWORN AND SUBSCRIBED BEFORE ME
THIS TUESDAY, JANUARY 27, 2009

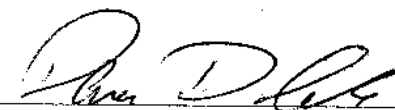

NOTARY PUBLIC



SO ANSWERS,



SHERIFF TIMOTHY T. CHAMBERLAIN

X 

P. D'ANGELO
DEPUTY SHERIFF

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/20/2009

SERVICE# 1 - OF - 10 SERVICES
DOCKET # 15ED2009

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT STEPHANIE M. DAVIS

DAVID J. MACKES
ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED	PAPERS TO SERVED
STEPHANIE DAVIS	MORTGAGE FORECLOSURE
7035C MOUNTAIN LANE	
BERWICK	

SERVED UPON STEPHANIE DAVIS

RELATIONSHIP _____ IDENTIFICATION _____

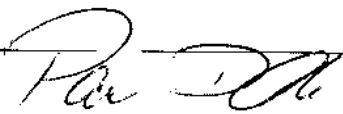
DATE 01-26-09 TIME 1110 MILEAGE _____ OTHER _____

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 01-26-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/20/2009

SERVICE# 2 - OF - 10 SERVICES
DOCKET # 15ED2009

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT STEPHANIE M. DAVIS

DAVID J. MACKES

ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED

DAVID MACKES

7035B MOUNTAIN LANE

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

KNOB MTN RD

SERVED UPON DAVID MACKES

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-26-09 TIME 1105 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) 218 B KNOB MTN RD

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE

01-26-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/20/2009

SERVICE# 3 - OF - 10 SERVICES
DOCKET # 15FD2009

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT STEPHANIE M. DAVIS

DAVID J. MACKES

ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED

JOAN ROTHERY-TAX COLLECTOR

122 TWIN CHURCH ROAD

BERWICK

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON POSTED

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01-26-09 TIME 1045 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

01.26.09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 1/20/2009

SERVICE# 10 - OF - 11 SERVICES
DOCKET # 15ED2009

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT STEPHANIE M. DAVIS

DAVID J. MACKES

ATTORNEY FIRM HARDING AND HILL

PERSON/CORP TO SERVED
TENANT(S)
218B KNOB MOUNTAIN ROAD
BERWICK

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON DAVID MACKES

RELATIONSHIP _____ IDENTIFICATION _____

DATE 01.26.09 TIME 1105 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

Rita D. Hill

DATE

01.26.09

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 26-JAN-09

FEE: \$5.00

CERT. NO: 5536

DAVIS STEPHANIE M
DAVID J MACKES
7035 C MOUNTAIN LANE
BERWICK PA 18603

DISTRICT: BRIARCREEK TWP
DEED: 20070-5300
LOCATION: 218 B KNOB MT RD BERWICK
PARCEL: 07 -08 -011-00,000

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2007	PRIM	4,268.36	86.56		0.00	4,354.92
2008	PRIM	3,524.80	78.96		45.00	3,648.76
2008	INTR	648.66	14.26		45.00	707.92
TOTAL DUE :						\$8,711.60

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: April , 2009

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF
DECEMBER 31, 2008

REQUESTED BY:

Timothy T. Chamberlain, Sheriff
dm.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/20/2009

SERVICE# 4 - OF - 10 SERVICES
DOCKET # 15ED2009

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT STEPHANIE M. DAVIS

DAVID J. MACKES

ATTORNEY FIRM HARDING AND HILL

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

SERVED UPON Maureen Cole

RELATIONSHIP Customer service IDENTIFICATION _____

DATE 1-22-09 TIME 1112 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. Allison DATE 1-22-09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 1/20/2009

SERVICE# 7 - OF - 10 SERVICES
DOCKET # 15ED2009

PLAINTIFF FIRST COLUMBIA BANK & TRUST CO.

DEFENDANT STEPHANIE M. DAVIS
DAVID J. MACKES

ATTORNEY FIRM HARDING AND HILL

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Renae Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 1-22-09 TIME 1044 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. Allison

DATE

1-22-09

REAL ESTATE OUTLINE

ED # 15-07

DATE RECEIVED 1-25-07
DOCKET AND INDEX 1-25-07

CHECK FOR PROPER INFO.

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

CK# 594/87

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

SALE DATE APR 25, 07 TIME 0730
POSTING DATE FEB. 18, 07
ADV. DATES FOR NEWSPAPER
1ST WEEK APR 15, 07
2ND WEEK APR 22, 07
3RD WEEK APR 29, 07

SHERIFF'S SALE

WEDNESDAY MARCH 25, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 15 OF 2009 ED AND CIVIL WRIT NO. 1740 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike set in the center line of Pennsylvania State Route 1012, said railroad spike being at the southeast corner of lands now or formerly of Darwin and Mary Alice Bower, Parcel "D", said Railroad spike also being on the westerly line of lands now or formerly of Eldon D. and Shirley Benjamin; THENCE along the westerly line of said Benjamin and the westerly line of lands now or formerly of Roland O. Bower, South 13 degrees 10 minutes 21 seconds East, 461.69 feet to a rebar set at the northeast corner of other lands now or formerly of Darwin and Mary Alice Bower, Parcel "C"; THENCE along the northerly line of said Parcel "C", South 76 degrees 49 minutes 39 seconds West 590.09 feet to a rebar set; THENCE along the easterly line of said Parcel "C", North 02 degrees 39 minutes 39 seconds West, 287.33 feet to a rebar set on the southerly line of other land now or formerly of Darwin and Mary Alice Bower, Parcel "A"; THENCE along the southerly line of said Parcel "A", North 87 degrees 56 minutes 14 seconds East, 143.56 feet to a rebar set; THENCE along the easterly line of said Parcel "A", North 00 degrees 12 minutes 44 seconds West, 153.02 feet to a railroad spike set in the centerline of abandoned Legislative Route 19041; THENCE along the easterly line of said Parcel "A" and crossing the centerline of abandoned Legislative Route 19041, North 54 degrees 16 minutes 35 seconds East, 20.19 feet to a rebar set on the northerly right-of-way line of the aforementioned abandoned Legislative Route 19041, being the southerly line of lands now or formerly of John and Cora Dawn Hrinda; THENCE along the northerly right-of-way line of said abandoned Legislative Route 19041 being the southerly line of lands now or formerly of said Hrinda, South 43 degrees 25 minutes 59 seconds East, 40.69 feet to a point; THENCE along same, South 86 degrees 34 minutes 21 seconds East, 41.74 feet to a point; THENCE along same, North 77 degrees 59 minutes 32 seconds East, 61.11 feet to a point; THENCE along same, North 73 degrees 30 minutes 00 seconds East, 88.35 feet to a point; THENCE along same, North 66 degrees 23 minutes 53 seconds East 22.84 feet to a rebar set at the southeast corner of lands now or formerly of said Hrinda; THENCE along the easterly line of lands now or formerly of said Hrinda, North 24 degrees 38 minutes 36 seconds West, 111.87 feet to a railroad spike set in the center line of Pennsylvania State Route 1012; THENCE along the centerline of the aforementioned State Route 1012 on a curve to the left in an easterly direction having a delta angle of 16 degrees 16 minutes 28 seconds, a radius of 478.34 feet and a tangent of 68.40 feet for an arc

length of 135.87 feet (having a chord of South 85 degrees 35 minutes 06 seconds East, 135.41 feet) to the PLACE OF BEGINNING.

CONTAINING 4.663 acres of land in all.

The above described parcel of land being subject to the following:

1. The right-of-way for Legislative Route 19041 (now abandoned) situate along a portion of the northerly line and running from the westerly line to the easterly line of the above described parcel of land.
2. The southerly one-half of the right-of-way for Pennsylvania State Route 1012 situate along a portion of the northerly line of the above described parcel of land.
3. A fifty (50) foot wide private right-of-way leading from Pennsylvania State Route 1012 (Legislative Route 19041) to the northeast corner of Parcel "C" the centerline of which begins as follows:

BEGINNING at a point in the centerline of Pennsylvania State Route 1012 (Legislative Route 19041), said point being on a curve having a radius of 478.34 feet, said point being a chord distance of 26.04 feet on a course running South 79 degrees 00 minutes 25 seconds West, from a railroad spike set in the centerline of said State Route 1012, said railroad spike also being on the westerly line of lands now or formerly of Eldon D. and Shirley Benjamin; The centerline thereof, South 08 degrees 57 minutes 44 seconds West, 110.39 feet; South 14 degrees 51 minutes 32 seconds West, 55.67 feet to a point; South 25 degrees 31 minutes 07 seconds East, 26.98 feet to a point; South 65 degrees 06 minutes 18 seconds East, 58.77 feet; South 28 degrees 05 minutes 29 seconds East, 65.00 feet to a point; and South 13 degrees 10 minutes 21 seconds East, 185.88 feet to a point on the northerly line of Parcel "C", the point of TERMINUS.

All of the above being more fully shown as a fifty (50) foot wide on a draft prepared by Bafile, James and Associates dated April 4, 1989, last revised on December 8, 1993 (File 1-1399).

TOGETHER WITH AND UNDER AND SUBJECT to the right of ingress, egress and regress in common over that fifty (50) foot wide right-of-way more fully described above.

AND FURTHER SUBJECT TO THE FOLLOWING:

1. The right-of-way for Legislative Route 19041 (now abandoned) situate along a portion of the northerly line and running from the westerly line to the easterly line of the above described parcel of land.
2. The southerly one-half of the right-of-way for Pennsylvania State Route 1012 situate along a portion of the northerly line of the above described parcel of land.

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

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

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

SHERIFF'S SALE

WEDNESDAY MARCH 25, 2009 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 15 OF 2009 ED AND CIVIL WRIT NO. 1740 OF 2008 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike set in the center line of Pennsylvania State Route 1012, said railroad spike being at the southeast corner of lands now or formerly of Darwin and Mary Alice Bower, Parcel "D", said Railroad spike also being on the westerly line of lands now or formerly of Eldon D. and Shirley Benjamin; THENCE along the westerly line of said Benjamin and the westerly line of lands now or formerly of Roland O. Bower, South 13 degrees 10 minutes 21 seconds East, 461.69 feet to a rebar set at the northeast corner of other lands now or formerly of Darwin and Mary Alice Bower, Parcel "C"; THENCE along the northerly line of said Parcel "C", South 76 degrees 49 minutes 39 seconds West 590.09 feet to a rebar set; THENCE along the easterly line of said Parcel "C", North 02 degrees 39 minutes 39 seconds West, 287.33 feet to a rebar set on the southerly line of other land now or formerly of Darwin and Mary Alice Bower, Parcel "A"; THENCE along the southerly line of said Parcel "A", North 87 degrees 56 minutes 14 seconds East, 143.56 feet to a rebar set; THENCE along the easterly line of said Parcel "A", North 00 degrees 12 minutes 44 seconds West, 153.02 feet to a railroad spike set in the centerline of abandoned Legislative Route 19041; THENCE along the easterly line of said Parcel "A" and crossing the centerline of abandoned Legislative Route 19041, North 54 degrees 16 minutes 35 seconds East, 20.19 feet to a rebar set on the northerly right-of-way line of the aforementioned abandoned Legislative Route 19041, being the southerly line of lands now or formerly of John and Cora Dawn Hrinda; THENCE along the northerly right-of-way line of said abandoned Legislative Route 19041 being the southerly line of lands now or formerly of said Hrinda, South 43 degrees 25 minutes 59 seconds East, 40.69 feet to a point; THENCE along same, South 86 degrees 34 minutes 21 seconds East, 41.74 feet to a point; THENCE along same, North 77 degrees 59 minutes 32 seconds East, 61.11 feet to a point; THENCE along same, North 73 degrees 30 minutes 00 seconds East, 88.35 feet to a point; THENCE along same, North 66 degrees 23 minutes 53 seconds East 22.84 feet to a rebar set at the southeast corner of lands now or formerly of said Hrinda; THENCE along the easterly line of lands now or formerly of said Hrinda, North 24 degrees 38 minutes 36 seconds West, 111.87 feet to a railroad spike set in the center line of Pennsylvania State Route 1012; THENCE along the centerline of the aforementioned State Route 1012 on a curve to the left in an easterly direction having a delta angle of 16 degrees 16 minutes 28 seconds, a radius of 478.34 feet and a tangent of 68.40 feet for an arc

length of 135.87 feet (having a chord of South 85 degrees 35 minutes 06 seconds East, 135.41 feet) to the PLACE OF BEGINNING.

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FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY BRANCH, PENNA.
	:	
VS.	:	CIVIL ACTION-MORTGAGE FORECLOSURE
	:	
STEPHANIE M. DAVIS and DAVID J. MACKES,	:	
	:	
DEFENDANTS.	:	NO. 1740 OF 2008

2009-ED-15

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA:
: SS.
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

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

(a)	Principal balance	\$461,865.34
(b)	Unpaid interest from November 23, 2007, to November 11, 2008, at 7.5% per annum (\$96.22194 per diem)	\$ 34,160.98
(c)	Late charges	\$ 2,086.81
(d)	Attorney's Fees	\$ <u>2,500.00</u>

TOTAL	\$500,613.13
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Plus costs.

PROTHONOTARY, Court of Common Pleas
of Columbia County, Pennsylvania

DATED: 1-16, 2009

BY: Tami B. Kline |KPB|

Prothonotary & Clerk of the Courts
My Comm. Exp. 1st Monday in 2012

EXHIBIT A

218B Knob Mt. Road
Berwick, PA 18603

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	:	OF THE 26 TH JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY BRANCH, PENNA.
	:	
VS.	:	CIVIL ACTION-MORTGAGE FORECLOSURE
	:	
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TOTAL	\$500,613.13
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PROTHONOTARY, Court of Common Pleas
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DATED: 1-16, 2009

BY: Tami B Kline (KPB)

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

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FIRST COLUMBIA BANK & TRUST CO.,
PLAINTIFF,
VS.
STEPHANIE M. DAVIS and DAVID J. MACKES,
DEFENDANTS.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
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: CIVIL ACTION-MORTGAGE FORECLOSURE
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: NO. 1740 OF 2008

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Proth & Clerk of Sev. Courts
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PLAINTIFF,	:	COLUMBIA COUNTY BRANCH, PENNA.
	:	
VS.	:	CIVIL ACTION-MORTGAGE FORECLOSURE
	:	
STEPHANIE M. DAVIS and DAVID J. MACKES,	:	
	:	
DEFENDANTS.	:	NO. 1740 OF 2008

2009-ED-15

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA:

: SS.

COUNTY OF COLUMBIA

:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

(a)	Principal balance	\$461,865.34
(b)	Unpaid interest from November 23, 2007, to November 11, 2008, at 7.5% per annum (\$96.22194 per diem)	\$ 34,160.98
(c)	Late charges	\$ 2,086.81
(d)	Attorney's Fees	\$ <u>2,500.00</u>

TOTAL	\$500,613.13
-------	--------------

Plus costs.

PROTHONOTARY, Court of Common Pleas
of Columbia County, Pennsylvania

DATED: 1-16, 2009

BY: Tami B Kline RPB

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

EXHIBIT A

218B Knob Mt. Road
Berwick, PA 18603

ALL THAT CERTAIN piece, parcel or tract of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike set in the center line of Pennsylvania State Route 1012, said railroad spike being at the southeast corner of lands now or formerly of Darvin and Mary Alice Bower, Parcel "D", said railroad spike also being on the westerly line of lands now or formerly of Eldon D. and Shirley Benjamin; THENCE along the westerly line of said Benjamin and the westerly line of lands now or formerly of Roland O. Bower, South 13 degrees 10 minutes 21 seconds East, 461.69 feet to a rebar set at the northeast corner of other lands now or formerly of Darvin and Mary Alice Bower, Parcel "C"; THENCE along the northerly line of said Parcel "C", South 76 degrees 49 minutes 39 seconds West 590.09 feet to a rebar set; THENCE along the easterly line of said Parcel "C", North 02 degrees 39 minutes 39 seconds West, 287.33 feet to a rebar set on the southerly line of other land now or formerly of Darvin and Mary Alice Bower, Parcel "A"; THENCE along the southerly line of said Parcel "A", North 87 degrees 56 minutes 14 seconds East, 143.56 feet to a rebar set; THENCE along the easterly line of said Parcel "A", North 00 degrees 12 minutes 44 seconds West, 153.02 feet to a railroad spike set in the centerline of abandoned Legislative Route 19041; THENCE along the easterly line of said Parcel "A" and crossing the centerline of abandoned Legislative Route 19041, North 54 degrees 16 minutes 35 seconds East, 20.19 feet to a rebar set on the northerly right-of-way line of the aforementioned abandoned Legislative Route 19041, being the southerly line of lands now or formerly of John and Cora Dawn Hrinda; THENCE along the northerly right-of-way line of said abandoned Legislative Route 19041 being the southerly line of lands now or formerly of said Hrinda, South 43 degrees 25 minutes 59 seconds East, 40.69 feet to a point; THENCE along same, South 86 degrees 34 minutes 21 seconds East, 41.74 feet to a point; THENCE along same, North 77 degrees 59 minutes 32 seconds East, 61.11 feet to a point; THENCE along same, North 73 degrees 30 minutes 00 seconds East, 88.35 feet to a point; THENCE along same, North 66 degrees 23 minutes 53 seconds East 22.84 feet to a

rebar set at the southeast corner of lands now or formerly of said Hrinda; THENCE along the easterly line of lands now or formerly of said Hrinda, North 24 degrees 38 minutes 36 seconds West, 111.87 feet to a railroad spike set in the center line of Pennsylvania State Route 1012; THENCE along the centerline of the aforementioned State Route 1012 on a curve to the left in an easterly direction having a delta angle of 16 degrees 16 minutes 28 seconds, a radius of 478.34 feet and a tangent of 68.40 feet for an arc length of 135.87 feet (having a chord of South 85 degrees 35 minutes 06 seconds East, 135.41 feet) to the PLACE OF BEGINNING.

CONTAINING 4.663 acres of land in all.

The above described parcel of land being subject to the following:

1. The right-of-way for Legislative Route 19041 (now abandoned) situate along a portion of the northerly line and running from the westerly line to the easterly line of the above described parcel of land.
2. The southerly one-half of the right-of-way for Pennsylvania State Route 1012 situate along a portion of the northerly line of the above described parcel of land.
3. A fifty (50) foot wide private right-of-way leading from Pennsylvania State Route 1012 (Legislative Route 19041) to the northeast corner of Parcel "C" the centerline of which begins as follows:

BEGINNING at a point in the centerline of Pennsylvania State Route 1012 (Legislative Route 19041), said point being on a curve having a radius of 478.34 feet, said point being a chord distance of 26.04 feet on a course running South 79 degrees 00 minutes 25 seconds West, from a railroad spike set in the centerline of said State Route 1012, said railroad spike also being on the westerly line of lands now or formerly of Eldon D. and Shirley Benjamin; The centerline thereof, South 08 degrees 57 minutes 44 seconds West, 110.39 feet; South 14 degrees 51 minutes 32 seconds West, 55.67 feet to a point; South

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CO.,

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MACKES,

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: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
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Attorney for Plaintiff
38 West Third Street
Bloomsburg, PA 17815
(570) 784-6770
Attorney ID #30004

2009-ED-15
JUL 16 A 9 59
CLERK OF COURT

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 Attorney ID #30004

NOTARY PUBLIC
 JEFFREY HILL
 2009 JUN 16 A 9 59
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MACKES, :
DEFENDANTS. : NO. 1740 OF 2008

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. _____ OF 20_____
ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME
DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO
THE HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA
COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

_____, 2009
AT _____ O'CLOCK, __.M.

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

See Attached Description

THE property is improved with a 7,040 square foot metal frame building.

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

SEIZED AND TAKEN in execution at the suit of First Columbia Bank & Trust Co. v.
Stephanie M. Davis and David J. Mackes.

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

PREMISES TO BE SOLD BY:

SHERIFF OF COLUMBIA COUNTY

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

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Berwick, PA 18603

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BEGINNING at a railroad spike set in the center line of Pennsylvania State Route 1012, said railroad spike being at the southeast corner of lands now or formerly of Darwin and Mary Alice Bower, Parcel "D", said railroad spike also being on the westerly line of lands now or formerly of Eldon D. and Shirley Benjamin; THENCE along the westerly line of said Benjamin and the westerly line of lands now or formerly of Roland O. Bower, South 13 degrees 10 minutes 21 seconds East, 461.69 feet to a rebar set at the northeast corner of other lands now or formerly of Darwin and Mary Alice Bower, Parcel "C"; THENCE along the northerly line of said Parcel "C", South 76 degrees 49 minutes 39 seconds West 590.09 feet to a rebar set; THENCE along the easterly line of said Parcel "C", North 02 degrees 39 minutes 39 seconds West, 287.33 feet to a rebar set on the southerly line of other land now or formerly of Darwin and Mary Alice Bower, Parcel "A"; THENCE along the southerly line of said Parcel "A", North 87 degrees 56 minutes 14 seconds East, 143.56 feet to a rebar set; THENCE along the easterly line of said Parcel "A", North 00 degrees 12 minutes 44 seconds West, 153.02 feet to a railroad spike set in the centerline of abandoned Legislative Route 19041; THENCE along the easterly line of said Parcel "A" and crossing the centerline of abandoned Legislative Route 19041, North 54 degrees 16 minutes 35 seconds East, 20.19 feet to a rebar set on the northerly right-of-way line of the aforementioned abandoned Legislative Route 19041, being the southerly line of lands now or formerly of John and Cora Dawn Hrinda; THENCE along the northerly right-of-way line of said abandoned Legislative Route 19041 being the southerly line of lands now or formerly of said Hrinda, South 43 degrees 25 minutes 59 seconds East, 40.69 feet to a point; THENCE along same, South 86 degrees 34 minutes 21 seconds East, 41.74 feet to a point; THENCE along same, North 77 degrees 59 minutes 32 seconds East, 61.11 feet to a point; THENCE along same, North 73 degrees 30 minutes 00 seconds East, 88.35 feet to a point; THENCE along same, North 66 degrees 23 minutes 53 seconds East 22.84 feet to a

rebar set at the southeast corner of lands now or formerly of said Hrinda; THENCE along the easterly line of lands now or formerly of said Hrinda, North 24 degrees 38 minutes 36 seconds West, 111.87 feet to a railroad spike set in the center line of Pennsylvania State Route 1012; THENCE along the centerline of the aforementioned State Route 1012 on a curve to the left in an easterly direction having a delta angle of 16 degrees 16 minutes 28 seconds, a radius of 478.34 feet and a tangent of 68.40 feet for an arc length of 135.87 feet (having a chord of South 85 degrees 35 minutes 06 seconds East, 135.41 feet) to the PLACE OF BEGINNING.

CONTAINING 4.663 acres of land in all.

The above described parcel of land being subject to the following:

1. The right-of-way for Legislative Route 19041 (now abandoned) situate along a portion of the northerly line and running from the westerly line to the easterly line of the above described parcel of land.
2. The southerly one-half of the right-of-way for Pennsylvania State Route 1012 situate along a portion of the northerly line of the above described parcel of land.
3. A fifty (50) foot wide private right-of-way leading from Pennsylvania State Route 1012 (Legislative Route 19041) to the northeast corner of Parcel "C" the centerline of which begins as follows:

BEGINNING at a point in the centerline of Pennsylvania State Route 1012 (Legislative Route 19041), said point being on a curve having a radius of 478.34 feet, said point being a chord distance of 26.04 feet on a course running South 79 degrees 00 minutes 25 seconds West, from a railroad spike set in the centerline of said State Route 1012, said railroad spike also being on the westerly line of lands now or formerly of Eldon D. and Shirley Benjamin; The centerline thereof, South 08 degrees 57 minutes 44 seconds West, 110.39 feet; South 14 degrees 51 minutes 32 seconds West, 55.67 feet to a point; South

25 degrees 31 minutes 07 seconds East, 26.98 feet to a point; South 65 degrees 06 minutes 18 seconds East, 58.77 feet; South 28 degrees 05 minutes 29 seconds East, 65.00 feet to a point; and South 13 degrees 10 minutes 21 seconds East, 185.88 feet to a point on the northerly line of Parcel "C", the point of TERMINUS.

All of the above being more fully shown as a fifty (50) foot wide on a draft prepared by Bafile, James and Associates dated April 4, 1989, last revised on December 8, 1993 (File 1-1399).

TOGETHER WITH AND UNDER AND SUBJECT to the right of ingress, egress and regress in common over that fifty (50) foot wide right-of-way more fully described above.

AND FURTHER SUBJECT TO THE FOLLOWING:

1. The right-of-way for Legislative Route 19041 (now abandoned) situate along a portion of the northerly line and running from the westerly line to the easterly line of the above described parcel of land.

2. The southerly one-half of the right-of-way for Pennsylvania State Route 1012 situate along a portion of the northerly line of the above described parcel of land.

BEING THE SAME premises conveyed to Steve C. Mackes and Linda E. Mackes, his wife, by deed of Bonnie J. Kingston and Harold L. Kingston, wife and husband, dated February 1, 2005, and recorded on February 11, 2005, in the Recorded of Deeds office in and for Columbia County, Pennsylvania as Instrument No. 200501431.

EXHIBIT A

218B Knob Mt. Road
Berwick, PA 18603

ALL THAT CERTAIN piece, parcel or tract of land lying and being situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike set in the center line of Pennsylvania State Route 1012, said railroad spike being at the southeast corner of lands now or formerly of Darvin and Mary Alice Bower, Parcel "D", said railroad spike also being on the westerly line of lands now or formerly of Eldon D. and Shirley Benjamin; THENCE along the westerly line of said Benjamin and the westerly line of lands now or formerly of Roland O. Bower, South 13 degrees 10 minutes 21 seconds East, 461.69 feet to a rebar set at the northeast corner of other lands now or formerly of Darvin and Mary Alice Bower, Parcel "C"; THENCE along the northerly line of said Parcel "C", South 76 degrees 49 minutes 39 seconds West 590.09 feet to a rebar set; THENCE along the easterly line of said Parcel "C", North 02 degrees 39 minutes 39 seconds West, 287.33 feet to a rebar set on the southerly line of other land now or formerly of Darvin and Mary Alice Bower, Parcel "A"; THENCE along the southerly line of said Parcel "A", North 87 degrees 56 minutes 14 seconds East, 143.56 feet to a rebar set; THENCE along the easterly line of said Parcel "A", North 00 degrees 12 minutes 44 seconds West, 153.02 feet to a railroad spike set in the centerline of abandoned Legislative Route 19041; THENCE along the easterly line of said Parcel "A" and crossing the centerline of abandoned Legislative Route 19041, North 54 degrees 16 minutes 35 seconds East, 20.19 feet to a rebar set on the northerly right-of-way line of the aforementioned abandoned Legislative Route 19041, being the southerly line of lands now or formerly of John and Cora Dawn Hrinda; THENCE along the northerly right-of-way line of said abandoned Legislative Route 19041 being the southerly line of lands now or formerly of said Hrinda, South 43 degrees 25 minutes 59 seconds East, 40.69 feet to a point; THENCE along same, South 86 degrees 34 minutes 21 seconds East, 41.74 feet to a point; THENCE along same, North 77 degrees 59 minutes 32 seconds East, 61.11 feet to a point; THENCE along same, North 73 degrees 30 minutes 00 seconds East, 88.35 feet to a point; THENCE along same, North 66 degrees 23 minutes 53 seconds East 22.84 feet to a

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