

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 November 11, 18, 25, 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 25th day of November 2009.

(Notary Public)

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

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

Member, Pennsylvania Association of Notaries

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



County 024

PARCEL ID: 05E-20-024-00000

TAX YEAR 2010

ALTERNATE ID:

EFFECTIVE DATE:

Year Authority Fund

Delq Year	Bill Roll	Tax	Interest	Penalty	Other	Pending	Total Amount
2008	PRIM	5,559.52	550.32	555.96	45.00		6,710.80
2009	PRIM	5,559.52	.00	555.96	15.00		6,130.48
Total:		11,119.04	550.32	1,111.92	60.00		12,841.28

12,938.00

01-72+

5.+

Interest for Feb.
Tax cert.

12,938.00

Total Amount for
Feb.

\$12,938.00

THE CHARTWELL
LAW OFFICES, LLP

Reply to: Valley Forge Office
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403
(610) 666-7700
(610) 666-7704 facsimile

RON L. WOODMAN
(610) 666-8429
rwoodman@chartwelllaw.com

December 1, 2009

VIA FACSIMILE (570) 389-5625

Office of the Sheriff
Columbia County Courthouse
Sheriff's Sales/Real Estate Dept.
35 West Main Street
Bloomsburg, PA 17815

Re: Pramco III, LLC v. V&R Spectrum Enterprises, Inc., et al.
Columbia County C.C.P. No. 2008-CV-0519
Writ No. 159-09-ED
Property Address: 1230 OLD BERWICK RD BLOOMSBURG
05E-20-024-02
Our File Number: 0035720

Dear Sir/Madam:

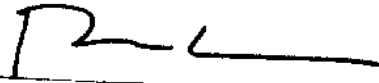
As you are aware, our office represents the Plaintiff, Pramco III, LLC, in connection with the above-referenced matter.

Please postpone the Sheriff's Sale scheduled for the property located at 230 Old Berwick Road, Bloomsburg, PA, from Wednesday, December 2, 2009 to Wednesday, January 27, 2010.

Very truly yours,

THE CHARTWELL LAW OFFICES, LLP

By:


Ron L. Woodman, Esquire

RLW/amm

THE CHARTWELL
LAW OFFICES, LLP

If there is a problem with transmission or if all pages are not received, please call for retransmission.

DATE: 12/1/09

TO: Columbia Co. Sheriff - RE Sales

COMPANY:

FAX #: (570) 389-5625

FROM: Ron L. Woodman, Esq.

PHONE: 610-666-7700

RE: Pramco v. V & R Spectrum
Our File No.: 35720

Number of pages including this cover page: 2

Comments:

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is PRIVILEGED, CONFIDENTIAL and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original to us by mail without making a copy. Thank you.

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

FACSIMILE TRANSMITTAL SHEET

TO: <u>Ron</u>	FROM: <u>Sarah</u>
COMPANY: <u>Vanighen Sale</u>	DATE: <u>12/1/09</u>
FAX NUMBER: <u>610-666-7704</u>	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: <u>V + R Spect.</u>	YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

ATTACHED ARE DOCUMENTS FROM THE COLUMBIA COUNTY SHERIFF'S OFFICE. IF YOU HAVE ANY QUESTIONS CONCERNING THESE DOCUMENTS, PLEASE CALL 570.389.5622. THANK YOU.

Fixed
Cost Sheet
©
11:13 am
sjk



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.

SOPRAMCO III NEW YORK, LLC

VS.

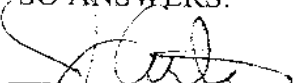
V&R SPECTRUM ENTERPRISES, INC.


WRIT OF EXECUTION #159 OF 2009 ED

POSTING OF PROPERTY

October 29, 2009 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF V&R SPECTRUM ENTERPRISES, INC. AT 1230 OLD BERWICK RD BLOOMSBURG
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY
COLUMBIA COUNTY CHIEF DEPUTY SHERIFF JAMES ARTER.


SO ANSWERS:


DEPUTY SHERIFF


TIMOTHY T. CHAMBERLAIN
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 29TH DAY OF OCTOBER 2009



Sarah Jane Klingaman

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5623

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

SOPRAMCO III NEW YORK, LLC

Docket # 159ED2009

VS

MORTGAGE FORECLOSURE

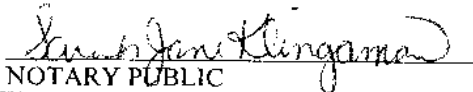
V&R SPECTRUM ENTERPRISES, INC.

AFFIDAVIT OF SERVICE

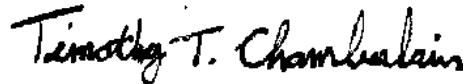
NOW, THIS MONDAY, OCTOBER 05, 2009, AT 8:15 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON JOHN ROBBINS AT 628 E 3RD STREET, BLOOMSBURG BY HANDING TO JOHN ROBBINS, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, OCTOBER 05, 2009


NOTARY PUBLIC

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012



X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X 
J. CARTER
DEPUTY SHERIFF

THE CHARTWELL LAW OFFICES, LLP
970 RITTENHOUSE ROAD
Suite 300
EAGLEVILLE, PA 19403

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) 784-6100

SOPRAMCO III NEW YORK, LLC

Docket # 159ED2009

VS

MORTGAGE FORECLOSURE

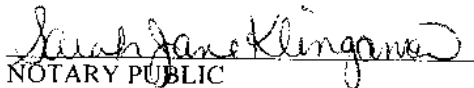
V&R SPECTRUM ENTERPRISES, INC.

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, OCTOBER 02, 2009, AT 10:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON PHILIP VAUGHN AT 129 MILLVILLE ROAD, BLOOMSBURG BY HANDING TO PHILIP VAUGHN, 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 MONDAY, OCTOBER 05, 2009


NOTARY PUBLIC

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012



X
TIMOTHY T. CHAMBERLAIN
SHERIFF


J. ARTER
DEPUTY SHERIFF

THE CHARTWELL LAW OFFICES, LLP
970 RITTENHOUSE ROAD
Suite 300
EAGLEVILLE, PA 19403

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

SOPRAMCO III NEW YORK, LLC

Docket # 159ED2009

VS

MORTGAGE FORECLOSURE

V&R SPECTRUM ENTERPRISES, INC.

AFFIDAVIT OF SERVICE

NOW, THIS FRIDAY, OCTOBER 02, 2009, AT 10:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON V&R SPECTRUM, INC. AT 1230 OLD BERWICK ROAD, BLOOMSBURG BY HANDING TO PHILIP VAUGHN, OWNER, 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 MONDAY, OCTOBER 05, 2009

Sarah Jane Klingaman
NOTARY PUBLIC

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

Timothy T. Chamberlain

X
TIMOTHY T. CHAMBERLAIN
SHERIFF

J. Carter
J. CARTER
DEPUTY SHERIFF

THE CHARTWELL LAW OFFICES, LLP
970 RITTENHOUSE ROAD
Suite 300
EAGLEVILLE, PA 19403

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

SOPRAMCO III NEW YORK, LLC

Docket # 159ED2009

VS

MORTGAGE FORECLOSURE

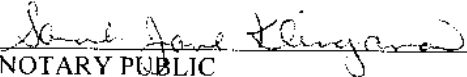
V&R SPECTRUM ENTERPRISES, INC.

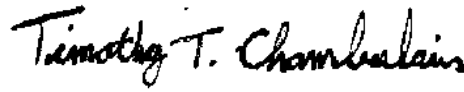
AFFIDAVIT OF SERVICE

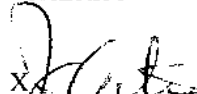
NOW, THIS FRIDAY, OCTOBER 02, 2009, AT 10:40 AM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON BRENDA VAUGHN AT 129 MILLVILLE ROAD, BLOOMSBURG BY HANDING TO BRENDA VAUGHN, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS MONDAY, OCTOBER 05, 2009


NOTARY PUBLIC


X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. ARTER
DEPUTY SHERIFF

Notarial Seal
SARAH JANE KLINGAMAN
Notary Public
Town of Bloomsburg, Columbia County PA
My Commission Expires September 30, 2012

THE CHARTWELL LAW OFFICES, LLP
970 RITTENHOUSE ROAD
Suite 300
EAGLEVILLE, PA 19403

Tax Notice 2009 County & Municipality
TOWN OF BLOOMSBURG
MAKE CHECKS PAYABLE TO:
 Mary F Ward
 TOWN HALL
 301 E Second St
 BLOOMSBURG PA 17815
HOURS: THURSDAY AND FRIDAY: 9:00AM TO 4:30 P
 DURING DISCOUNT AND LAST TWO
 WEEKS OF FACE
PHONE: 570-784-1581

FOR: COLUMBIA County			DATE 03/01/2009		BILL NO. 9676		
DI	SCRIPTION	ASSESSMENT	MILLS	LESS DIS	T	TAX AMOUNT DUE	INCL PENALTY
	GENERAL	106,315	6.146	640.34		653.41	718.75
	SINKING		1.345	140.13		142.99	157.29
	FIRE/LIBRARY		.58	60.43		61.66	67.83
	DEBT SERVICE		.882	91.89		93.77	103.15
	STREET LIGHT		.981	102.21		104.30	114.73
	TOWN RE		6.159	641.69		654.79	720.27
The discount & penalty have been calculated for your convenience		PAY THIS AMOUNT		1,676.69		1,710.92	1,882.02
				April 30 If paid on or before		June 30 If paid on or before	June 30 If paid after

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

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

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

This tax returned to
 courthouse on:
 January 1, 2010

FILE COPY

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

BLOOMSBURG SCHOOL DISTRICT		2009 SCHOOL REAL ESTATE DATE 07/01/2009 BILL# 003997 TAXCOLLECTOR COPY				
TOWN OF BLOOMSBURG		DESCRIPTION	ASSESSMENT	RATE	2% DISC	10% PENALTY
MAKE CHECKS PAYABLE TO:		Real Estate	106315	36.200	3771.63	4233.46
MARY F. WARD						
301 East Second Street						
Bloomsburg, PA 17815						
INSTALLMENT PLAN		ASSESSED VALUE				
<input type="checkbox"/> First Installment	1282.87	106315	3848.60	3771.63	3848.60	4233.46
<input type="checkbox"/> Second Installment	1282.87			IF PAID ON	IF PAID ON	IF PAID
<input type="checkbox"/> Third Installment	1282.86			OR BEFORE	OR BEFORE	AFTER
		TAXABLE ASSESSMENT	106315	3848.60	AUG 31	OCT 31

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

SCHOOL PENALTY @ 10%

PROPERTY DESCRIPTION		ACCT.
PARCEL 05E20 02402000		13997
1230 OLD BERWICK RD	16375.00	THIS TAX RETURNED TO COURTHOUSE JANUARY 1, 2010
20000-7805	89940.00	
2.55 ACRES		

NAME AND ADDRESS CORRECTION REQUESTED

TIMOTHY T. CHAMBERLAIN



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Wednesday, September 23, 2009

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

**SOPRAMCO III NEW YORK, LLC
VS
V&R SPECTRUM ENTERPRISES, INC.**

DOCKET # 159ED2009

JD # 519JD2008

Dear Sir:

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

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

Respectfully,

Timothy T. Chamberlain
Sheriff of Columbia County

THE CHARTWELL LAW OFFICES, LLP
Robert J. Murtaugh, Esquire (#57494)
Ron L. Woodman, Esquire (#88450)
970 Rittenhouse Rd., Suite 300
Eagleville, PA 19403
Telephone: (610) 666-7700
Facsimile: (610) 666-7704

Attorneys for Sopramco III New York, LLC

SOPRAMCO III NEW YORK, LLC
Plaintiff,

v.

V & R SPECTRUM ENTERPRISES, INC.
Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CASE NO. 2008-CV-0519

2009-ED-159

NOTICE PURSUANT TO RULE 3129.2 OF
SHERIFF'S SALE OF REAL ESTATE

TO: The Defendant, Mortgage Holders, Judgment Creditors, Lien Creditors
and All Other Parties-In-Interest Entitled to Receive Notice

TAKE NOTE THAT by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to the Sheriff of Westmoreland County, directed, there will be exposed to Public Sale at: Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815, on Wednesday, December 2, 2009 at 9:00 o'clock A.m., the following described parcel of real estate:

1230 Old Berwick Road, Bloomsburg, PA 17815 (Tax Parcel No. 05E-20-024-02)
all in the County of Columbia, and Commonwealth of Pennsylvania;

SEIZED AND TAKEN pursuant to a Writ of Execution issued upon a judgment in mortgage foreclosure in favor of Sopramco III New York, LLC, docketed in the Prothonotary's Office of the Court of Common Pleas of Columbia County, Pennsylvania at Case Docket Nos. 2008-cv-0531, 208-cv-0540, 2008-cv-0517, 2008-cv-0519 and 2008-cv-0530, as follows:

Assess damages as follows:

2008-cv-0519 Judgment \$289,850.10

Interest continues to accrue at a pro-rata rate of \$73.52 *per diem*
after January 7, 2008.

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 Sopramco III New York, LLC the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Robert J. Murtaugh, Esquire or Ron L. Woodman, Esquire at (610) 666-7700.
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.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Robert J. Murtaugh, Esquire or Ron L. Woodman, Esquire at (610) 666-7700.
2. You may be able to petition the Court to set aside the sale if the bid 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 Robert J. Murtaugh, Esquire or Ron L. Woodman, Esquire at (610) 666-7700.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution will be filed by the Sheriff on or before twenty days after the date of the Sheriff's Sale. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.
7. You may also have other rights and defenses, or ways of getting your property back, if you act immediately after the sale.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

SUSQUEHANNA LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
Telephone: (570) 784-8760

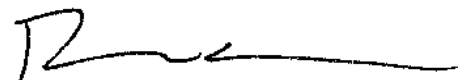
LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE DINERO SUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AERIGUAR DONDE SE PUEDE CONSEGUIR ARISTENCIA LEGAL.

SUSQUEHANNA LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
Telephone: (570) 784-8760

THE CHARTWELL LAW OFFICES, LLP

Dated: September 15, 2009

By:


Robert J. Murtaugh, Esquire (#57494)
Ron L. Woodman, Esquire (#88450)
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403
Telephone Number: (610) 666-7700
Telecopier Number: (610) 666-7704

*Attorneys for Plaintiff,
Sopramco III New York, LLC*

THE *CHARTWELL*
LAW OFFICES, LLP

Reply to: Valley Forge Office
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403
(610) 666-7700
(610) 666-7704 facsimile

ROBERT J. MURTAUGH
(610) 666-8434
rmurtaugh@chartwelllaw.com

October 13, 2009

VIA FEDERAL EXPRESS

Office of the Prothonotary
Columbia County Courthouse
35 West Main Street
P. O. Box 380
Bloomsburg, PA 17815

Re: Pramco III, LLC v. V&R Spectrum Enterprises, Inc., et al.
Columbia County C.C.P. Nos. 2008-CV-0531, 2008-CV-0540,
2008-CV-0517, 2008-CV-0519, 2008-CV-0530
Our File Number: 0035720

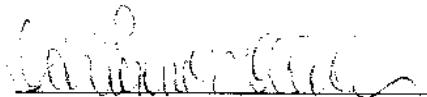
Dear Sir/Madam:

Enclosed please find an original and one (1) copy of the Amended Affidavit Pursuant to Pa. R. Civ. P. Rule 3129.1 and an original and one (1) copy of the Amended Affidavit of Service of Notice of Sale Pursuant to Pa. R. Civ. P. Rule 3129.2(c)(2). Kindly file the originals and return the time-stamped copies to our office in the enclosed envelope provided.

Very truly yours,

THE CHARTWELL LAW OFFICES, LLP

By:



Adrienne McClinton, Paralegal
For Ron L. Woodman, Esquire

Enclosures

cc: Columbia County Sheriff's Office (w/encs.)

THE CHARTWELL LAW OFFICES, LLP
Robert J. Murtaugh, Esquire (#57494)
Ron L. Woodman, Esquire (#88450)
970 Rittenhouse Rd., Suite 300
Eagleville, PA 19403
Telephone: (610) 666-7700
Facsimile: (610) 666-7704

Attorneys for Sopramco III New York, LLC

SOPRAMCO III NEW YORK, LLC
Plaintiff,

v.

V & R SPECTRUM ENTERPRISES, INC.
Defendant.

**COLUMBIA COUNTY
COURT OF COMMON PLEAS**

CASE NO. 2008-CV-0519

AMENDED AFFIDAVIT PURSUANT TO Pa. R. Civ. P. RULE 3129.1

Sopramco III New York, LLC, Plaintiff in the above action, sets forth the following information concerning the parcel of real property being sold, which parcel is more fully described in Exhibit "A" attached hereto and incorporated herein by reference:

1. Name and addresses of owners or reputed owners:

Names:

Addresses:

V&R Spectrum, Inc.

1230 Old Berwick Road
Bloomsburg, PA 17815

2. Name and addresses of defendant(s) in the judgment:

Names:

Addresses:

V&R Spectrum Enterprises, Inc.

1230 Old Berwick Road
Bloomsburg, PA 17815

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

Names:

Addresses:

Sopramco III New York, LLC
c/o Sean Birrell, Loan Officer

200 Crosskeys Office Park, Suite 230
Fairport, NY 14450

4. Names and addresses of the last recorded holder of every mortgage of record:

Names:

Addresses:

Sopramco III New York, LLC
c/o Sean Birrell, Loan Officer

200 Crosskeys Office Park, Suite 230
Fairport, NY 14450

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

Names:

Addresses:

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

Names:

Addresses:

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Accounts Settlement

P.O. Box 8901
Harrisburg, PA 17128-8901

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance

Strawberry Square, Dept. No. 280946
Harrisburg, PA 17128-0946

Columbia County Assessment Office
and Tax Claim Bureau

35 West Main Street
Bloomsburg, PA 17815

Magee Carpet Company

480 West 5th Street
Bloomsburg, PA 17815

Philip L. Vaughn and
Brenda J. Vaughn

129 Millville Road
Bloomsburg, PA 17815

John A. Robbins

628 East 3rd Street
Bloomsburg, PA 17815

James P. Gillespie and
Joyce Gillespie

1312 Old Berwick Road
Bloomsburg, PA 17815-3026

7. Names and addresses of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Names:

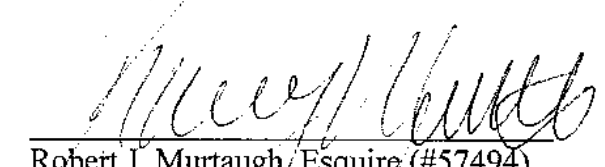
Addresses:

Current Tenant or Occupant

1230 Old Berwick Road
Bloomsburg, PA 17815

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

Dated: October 13, 2009


Robert J. Murtaugh, Esquire (#57494)

Attorney for Plaintiff,

Sopramco New Hampshire IV, LLC

SWORN TO and SUBSCRIBED

before me this 13th day of
October, 2009.


NOTARY PUBLIC

My Commission Expires:

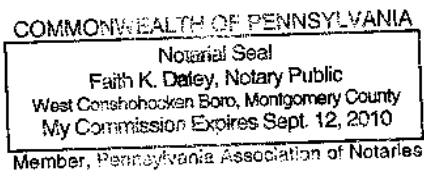


EXHIBIT "A" - DEED DESCRIPTION

ALL THAT CERTAIN parcel or tract of land situate in Scott Township and the Town of Bloomsburg, Columbia County, Pennsylvania, being more particularly bound and described as follows:

BEGINNING at a point on the easterly line of lands now or formerly of Robert E. Johnson and Marguerite J. Johnson, said point being at the most westerly corner of lands now or formerly of Richard P. Conner and Myrna I. Conner;

THENCE, along the southwesterly line of lands of said Conner and the southwesterly line of lands now or formerly of T. Bryce James, South sixty degrees twenty-four minutes fourteen seconds East (S. $60^{\circ} 24' 14''$ E.) one hundred nine and ninety-nine hundredths feet (109.99') to a point; THENCE, continuing along the southwesterly line of lands of said James, South sixty-two degrees fifty-nine minutes seven seconds East (S. $62^{\circ} 59' 07''$ E.) thirty-six and three hundredths feet (36.03') to a point at the southeast corner of lands of said James; THENCE, along the easterly line of lands of said James, North thirty degrees three minutes forty-six seconds East (N. $30^{\circ} 03' 46''$ E.) ninety-two and ninety hundredths feet (92.90) to a point on the southerly right-of-way line of Pennsylvania Legislative Route No. 19117 (Old Berwick Road); THENCE along said right-of-way line, South sixty-four degrees forty-seven minutes fifty-eight seconds East (S. $64^{\circ} 47' 58''$ E.) seventy and six hundredths feet (70.06') to an old iron pin; THENCE, along same South sixty-six degrees twenty-one minutes ten seconds East (S. $66^{\circ} 21' 10''$ E.) thirty-six and six hundredths feet (36.06') to an old iron pin and lands now or formerly of Earl Huber, Jr. and Nancy W. Huber; THENCE, along lands of said Huber, on a curve to the left in a southwesterly direction have a delta angle of ninety-two degrees one minutes twenty-three seconds ($92^{\circ} 01' 23''$), a radius of fifteen feet (15') and a tangent of fifteen and fifty-four hundredths feet (15.54') for an arc length of twenty-four and nine hundredths feet (24.09') to a point of tangent; THENCE, along same South twenty-one degrees forty-eight minutes thirty seconds West (S. $21^{\circ} 48' 30''$ W.) one hundred thirty feet (130') to a point; THENCE, along same, South sixty-five degrees twenty-nine minutes fifty-four seconds East (S. $65^{\circ} 29' 54''$ E.) ninety-two and four hundredths feet (92.04') to an old iron pin at the southwest corner of a twelve foot (12') wide right-of-way and lands now or formerly of James P. Gillespie, Jr. and Joyce Gillespie; THENCE, along lands of said Gillespie, South thirty-two degrees forty-six minutes fifty-three seconds East (S. $32^{\circ} 46' 53''$ E.) one hundred forty-one and ninety-seven hundredths feet (141.97') to a point on the northerly line of lands now or formerly of the Town of Bloomsburg (Airport); THENCE, along lands of said Town of Bloomsburg South seventy-six degrees thirty-three minutes fifty-five seconds West (S. $76^{\circ} 33' 55''$ W.) three hundred ninety-four and sixty-two hundredths feet (394.62') to a point at the southeast corner of lands now or formerly of the Bloomsburg Area Industrial Development Authority, Inc. (B.A.I.D.A.); THENCE, along lands of said Authority, Inc., North twenty-three degrees ten minutes nineteen seconds West (N. $23^{\circ} 10' 19''$ W.) two hundred thirty-three and nineteen hundredths feet (233.19') to a point at the southeast corner of the aforementioned lands now or formerly of Robert E. Johnson and Marguerite J. Johnson; THENCE, along lands of said Johnson, North twenty-nine degrees thirty-five minutes East (N. $29^{\circ} 35'$ E.) two hundred twenty-seven and ninety-eight hundredths feet (227.98') to the PLACE OF BEGINNING.

THIS TRACT CONTAINS two and seven hundred seventy-one thousandths acres (277.1 A.) of lands in all.

BEING part of the same premises which Erwine's, Inc. a/k/a Erwine's Incorporate, a Corporation organized and operating under the laws of the Commonwealth of Pennsylvania by their Deed dated December 29, 1995 and recorded December 29, 1995 in the Columbia County Recorder of Deeds Office in Deed Book 613, at Page 1085 granted and conveyed to H. Rodney Erwine and Gary W. Erwine, co-partners t/a Erwine Realty, Grantors herein.

TOGETHER with a twelve foot (12') wide right-of-way along the westerly line of lands conveyed to James P. Gillespie, Jr. and Joyce Gillespie from the southerly right-of-way line of Pennsylvania Legislative Route 19117 (Old Berwick Road) to the northerly line of the above described parcel as more fully shown on a "Draft Showing Lands of Erwine's Inc." as prepared by T. Bryce James & Associates, dated February 14, 1984.

UNDER AND SUBJECT to a twenty foot (20') wide sanitary sewer easement running parallel to and adjacent to the first three course of the above described parcel granted to the Municipal Authority of the Town of Bloomsburg as more fully shown on a "Draft Showing Lands of Erwine's Inc. prepared by T. Bryce James & Associates, dated February 14, 1984.

FURTHER UNDER AND SUBJECT to an expansion of the twenty foot (20') wide sanitary sewer easement of ten feet (10') along the southerly side of the existing twenty foot (20') easement for a total of thirty feet (30') granted to the Scott Township Authority and the Bloomsburg Municipal Authority per an Agreement for Easement and Right-of-Way dated December 20, 1991, and recorded in Record Book 494, at Page 128.

BEING TAX PARCEL NO. 05E-20-024-02

BEING THE SAME PREMISES conveyed by H. Rodney Erwine, Co-Partner t/a Erwine Realty and Gary W. Erwine, Co-Partner t/a Erwine Realty, Grantors on August 7, 2000 to Phillip L. Vaughn, Brenda J. Vaughn and John A. Robbins, by deed in fee recorded in the Columbia County Office of the Recording of Deeds on August 16, 2000, at Instrument Number 200007805.

THE CHARTWELL LAW OFFICES, LLP
Robert J. Murtaugh, Esquire (#57494)
Ron L. Woodman, Esquire (#88450)
970 Rittenhouse Rd., Suite 300
Eagleville, PA 19403
Telephone: (610) 666-7700
Facsimile: (610) 666-7704

Attorneys for Sopramco III New York, LLC

SOPRAMCO III NEW YORK, LLC

Plaintiff,

v.

V & R SPECTRUM ENTERPRISES, INC.

Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CASE NO. 2008-CV-0519

**AMENDED AFFIDAVIT OF SERVICE OF
NOTICE OF SALE PURSUANT TO PA.R.CIV.P. 3129.2(c)(2)**

The undersigned hereby certifies that on the 28th day of September, 2009 true and correct copies of the attached Notice Pursuant to Pa. R. Civ. P. Rule 3129.2 of Sheriff's Sale of Real Estate were served by Certified Mail, Return Receipt Requested, copies of which certified slips and receipts are attached, upon the Defendant, addressed as follows:

V&R Spectrum, Inc.

1230 Old Berwick Road
Bloomsburg, PA 17815

Further, on the 28th day of September, 2009, the following interested parties were served with such Notice, by regular United States First Class Mail, postage prepaid, with Certificates of Mailing, true and correct copies of which are attached, addressed as follows:

Sopramco III New York, LLC
c/o Sean Birrell, Loan Officer

200 Crosskeys Office Park, Suite 230
Fairport, NY 14450

Philip L. Vaughn and
Brenda J. Vaughn

129 Millville Road
Bloomsburg, PA 17815

John A. Robbins

628 East 3rd Street
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance

Strawberry Square, Dept. No. 280946
Harrisburg, PA 17128-0946

Columbia County Assessment Office
and Tax Claim Bureau

35 West Main Street
Bloomsburg, PA 17815

Magee Carpet Company

480 West 5th Street
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Accounts Settlement

P.O. Box 8901
Harrisburg, PA 17128-8901

Current Tenant or Occupant

1230 Old Berwick Road
Bloomsburg, PA 17815

Further, on the 13th day of October, 2009, the following interested parties were served with such Notice, by regular United States First Class Mail, postage prepaid, with Certificates of Mailing, true and correct copies of which are attached, addressed as follows:

James P. Gillespie and
Joyce Gillespie

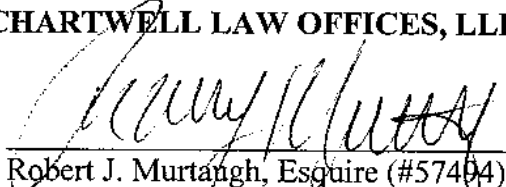
1312 Old Berwick Road
Bloomsburg, PA 17815

I make this Affidavit on behalf of Sopramco III New York, LLC, on the basis of my own knowledge, and subject to the penalties for perjury pursuant to 18 Pa. C. S. A. §4901 *et seq.*, and false swearing before notaries public pursuant to 18 Pa. C. S. A. §4903, and/or unsworn verification to authorities pursuant to 18 Pa. C. S. A. §4904, as applicable.

THE CHARTWELL LAW OFFICES, LLP

Dated: October 13, 2009

By:


Robert J. Murtangh, Esquire (#57404)

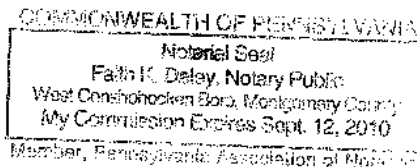
*Attorney for Plaintiff,
Sopramco III New York, LLC*

SWORN TO and SUBSCRIBED

before me this 13th day of
October, 2009


NOTARY PUBLIC

My Commission Expires:



Certified Article Number

7160 3820 3530 0460 2624

SENDER'S RECORD

V & Spectrum, Inc.
1230 Old Berwick Road
Bloomsburg, PA 17815

TO: V & Spectrum, Inc.
1230 Old Berwick Road
Bloomsburg, PA 17815

SENDER:

amm

REFERENCE:

0035720

7160 3820 3530 0460 2624

PS Form 3800, January 2005

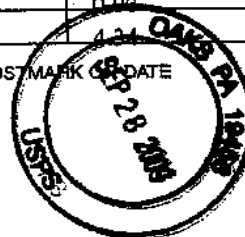
RETURN RECEIPT SERVICE	Postage	0.44
	Certified Fee	2.80
	Return Receipt Fee	1.10
	Restricted Delivery	0.00
	Total Postage & Fees	4.34

US Postal Service

**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do Not Use for International Mail

POST MARK DATE

**Certificate Of
Mailing**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

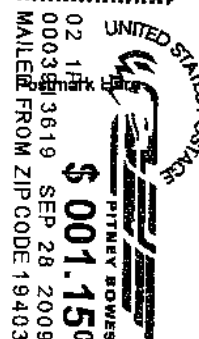
35720 - Robert J. Murtaugh, Esquire
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

To:

Sopramco III New York, LLC
c/o Sean Birrell, Loan Officer
200 Crosskeys Office Park, Suite 230
Fairport, NY 14450

PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix stamps or
meter postage here.





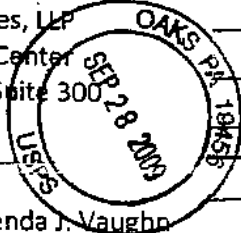
**UNITED STATES
POSTAL SERVICE**

**Certificate Of
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From: **35720 – Robert J. Murtaugh, Esquire**
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403



To: Philip L. Vaughn and Brenda J. Vaughn
129 Millville Road
Bloomsburg, PA 17815



UNITED STATES POSTAGE
FOREMARK HERE
\$ 001.150
PITNEY BOWES
02 1P SEP 28 2009
0003913619
MAILED FROM ZIP CODE 19403

PS Form 3817, April 2007 PSN 7530-02-000-9065



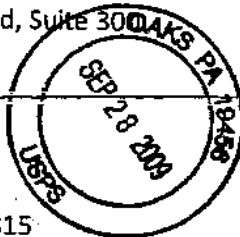
**UNITED STATES
POSTAL SERVICE**

**Certificate Of
Mailing**

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meter postage here.

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From: **35720 – Robert J. Murtaugh, Esquire**
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403



To: John A. Robbins
628 East 3rd Street
Bloomsburg, PA 17815



UNITED STATES POSTAGE
FOREMARK HERE
\$ 001.150
PITNEY BOWES
02 1P SEP 28 2009
0003913619
MAILED FROM ZIP CODE 19403

PS Form 3817, April 2007 PSN 7530-02-000-9065



**UNITED STATES
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From **35720 – Robert J. Murtaugh, Esquire**
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

To: Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Strawberry Square, Dept. 280946
Harrisburg, PA 17128-0946

PS Form 3817, April 2007 PSN 7530-02-000-9065



02 11 PM
0003 3619 SEP 28 2009
MAILED FROM ZIP CODE 19403

\$ 001.150
UNITED STATES POSTAGE
PITNEY BOWES



**UNITED STATES
POSTAL SERVICE**

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From **35720 – Robert J. Murtaugh, Esquire**
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

To: Columbia County Assessment Office
and Tax Claim Bureau
35 West Main Street
Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065



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MAILED FROM ZIP CODE 19403

\$ 001.150
UNITED STATES POSTAGE
PITNEY BOWES



**UNITED STATES
POSTAL SERVICE**

**Certificate Of
Mailing**

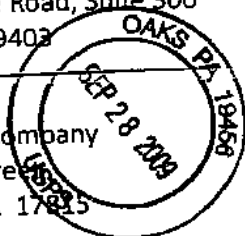
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meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: **35720 – Robert J. Murtaugh, Esquire**
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

To:

Magee Carpet Company
480 West 5th Street
Bloomsburg, PA 17825





02 ZIP
0003913619 SEP 28 2009
MAILED FROM ZIP CODE 19403
\$ 001.150
UNITED STATES POSTAGE
PITNEY BOWES

PS Form 3817, April 2007 PSN 7530-02-000-9065



**UNITED STATES
POSTAL SERVICE**

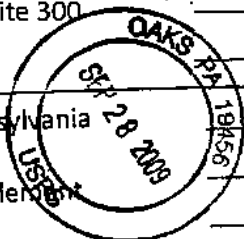
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The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

To: Commonwealth of Pennsylvania
Department of Revenue
Bureau of Accounts Settlement
P. O. Box 8901
Harrisburg, PA 17128-8901



02 ZIP
0003913619 SEP 28 2009
MAILED FROM ZIP CODE 19403
\$ 001.150
UNITED STATES POSTAGE
PITNEY BOWES

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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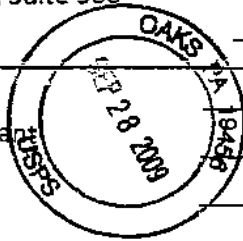
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From

35720 – Robert J. Murtaugh, Esquire
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403



Current Tenant or Occupant
1230 Old Berwick Road
Bloomsburg, PA 17815



021P
0003913619 SEP 28 2009
MAILED FROM ZIP CODE 19403
UNITED STATES POSTAGE
PITNEY BOWES
\$ 001.150

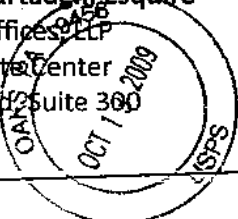


Certificate Of Mailing

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From **35720 -- Robert J. Murtaugh, Esquire**

The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403



To:

James P. Gillespie and Joyce Gillespie
1312 Old Berwick Road
Bloomsburg, PA 17815-3026

PS Form 3817, April 2007 PSN 7530-02-000-9065

To pay fee, affix stamps or meter postage here.



02 13 2009
0003 13819 OCT 13 2009
MAILED FROM ZIP CODE 19403
UNITED STATES POSTAGE
PITNEY BOWES
\$001.15

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/23/2009

SERVICE# 4 - OF - 16 SERVICES
DOCKET # 159ED2009

PLAINTIFF SOPRAMCO III NEW YORK, LLC

DEFENDANT V&R SPECTRUM ENTERPRISES, INC.
ATTORNEY FIRM THE CHARTWELL LAW OFFICES, LLP

PERSON/CORP TO SERVED
MAGEE CARPET COMPANY
480 W 5TH STREET
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Connie Pegg

RELATIONSHIP HR Assistant IDENTIFICATION _____

DATE 10-14-09 TIME 1525 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

10-2-9 1210 2 Closed

DEPUTY

J Allison

DATE 10-14-09

**MUNICIPAL AUTHORITY
of the
TOWN OF BLOOMSBURG**

Chairman
Thomas Evans
Vice Chairman
George Turner
Treasurer
Claude Renninger
Secretary-Asst. Treasurer
Carol L. Mas
Solicitor
Gary E. Norton, Esq.

Board of Directors

Thomas Evans
Andrew D. Keister
Lawrence L. Mack
George Turner
Claude Renninger

**TOWN HALL
301 EAST SECOND STREET
BLOOMSBURG PA 17815
570~784~5422
570~784~1518 (FAX)**

October 5, 2009

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: V & R Spectrum Enterprises, Inc.
1230 Old Berwick Road
Bloomsburg, Pa. 17815

Docket # 159ED2009

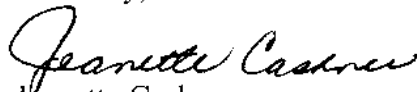
JD# 519JD2008

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you it holds no claims for unpaid sewer service charges.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,


Jeanette Cashner
Office Manager

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

DATE RECEIVED 9/23/2009

SERVICE# 6 - OF - 16 SERVICES

DOCKET # 159ED2009

PLAINTIFF

SOPRAMCO III NEW YORK, LLC

DEFENDANT

V&R SPECTRUM ENTERPRISES, INC.

ATTORNEY FIRM

THE CHARTWELL LAW OFFICES, LLP

PERSON/CORP TO SERVED

BRENDA VAUGHN

129 MILLVILLE ROAD

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON

BRENDA

RELATIONSHIP

DEF

IDENTIFICATION

DATE 10-2-9

TIME 1040

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)

V & R SPECTRUM INC.

1230 CDR

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

J. C. C. C.

DATE 10-2-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/23/2009

SERVICE# 1 - OF - 16 SERVICES
DOCKET # 159ED2009

PLAINTIFF SOPRAMCO III NEW YORK, LLC

DEFENDANT V&R SPECTRUM ENTERPRISES, INC.
ATTORNEY FIRM THE CHARTWELL LAW OFFICES, LLP

PERSON/CORP TO SERVED
V&R SPECTRUM, INC.
1230 OLD BERWICK ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Philip Vaughn

RELATIONSHIP OWNER IDENTIFICATION _____

DATE 10-2-1 TIME 1040 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. Cuta

DATE 10-2-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/23/2009

SERVICE# 5 - OF - 16 SERVICES
DOCKET # 159ED2009

PLAINTIFF SOPRAMCO III NEW YORK, LLC

DEFENDANT V&R SPECTRUM ENTERPRISES, INC.
ATTORNEY FIRM THE CHARTWELL LAW OFFICES, LLP

PERSON/CORP TO SERVED
PHILIP VAUGHN
129 MILLVILLE ROAD
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Philip

RELATIONSHIP DEF IDENTIFICATION _____

DATE 10-2-9 TIME 1040 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) V&R SPECTRUM INC
1230 CBR

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

J. Carter
DATE 10-2-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/23/2009

SERVICE# 7 - OF - 16 SERVICES
DOCKET # 159ED2009

PLAINTIFF SOPRAMCO III NEW YORK, LLC

DEFENDANT V&R SPECTRUM ENTERPRISES, INC.
ATTORNEY FIRM THE CHARTWELL LAW OFFICES, LLP

PERSON/CORP TO SERVED

JOHN ROBBINS

628 E 3RD STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

- 284-0997

SERVED UPON John

RELATIONSHIP DEF

IDENTIFICATION _____

DATE 10-5-9 TIME 0815 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

10-2-09

1512

244

L.C

DEPUTY

J. Curb

DATE 10-5-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/23/2009

SERVICE# 8 - OF - 16 SERVICES
DOCKET # 159ED2009

PLAINTIFF SOPRAMCO III NEW YORK, LLC

DEFENDANT V&R SPECTRUM ENTERPRISES, INC.
ATTORNEY FIRM THE CHARTWELL LAW OFFICES, LLP

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Posted

RELATIONSHIP _____ IDENTIFICATION _____

DATE 10-2-9 TIME 1100 MILEAGE _____ OTHER _____

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

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

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

DATE 10-2-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 9/23/2009

SERVICE# 9 - OF - 16 SERVICES
DOCKET # 159ED2009

PLAINTIFF SOPRAMCO III NEW YORK, LLC

DEFENDANT V&R SPECTRUM ENTERPRISES, INC.
ATTORNEY FIRM THE CHARTWELL LAW OFFICES, LLP

PERSON/CORP TO SERVED

BLOOMSBURG SEWER

2ND STREET

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON JEANETTE CASHNER

RELATIONSHIP OFFICE MANAGER IDENTIFICATION

DATE 10-2-9 TIME 140 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 10-2-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/23/2009

SERVICE# 10 - OF - 16 SERVICES
DOCKET # 159ED2009

PLAINTIFF SOPRAMCO III NEW YORK, LLC

DEFENDANT V&R SPECTRUM ENTERPRISES, INC.
ATTORNEY FIRM THE CHARTWELL LAW OFFICES, LLP

PERSON/CORP TO SERVED

DOMESTIC RELATIONS

15 PERRY AVE.

BLOOMSBURG

PAPERS TO SERVED

MORTGAGE FORECLOSURE

SERVED UPON Maureen Cole

RELATIONSHIP Customer service IDENTIFICATION _____

DATE 9-24-09 TIME 1018 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

William

DATE

9-24-09

THE CHARTWELL
LAW OFFICES, LLP

Reply To: Valley Forge

Ron L. Woodman, Esquire
Direct Dial: (610) 666-8429
E-Mail: rwoodman@chartwelllaw.com

September 29, 2009

VIA FEDERAL EXPRESS

Office of the Prothonotary
Columbia County Courthouse
35 West Main Street
P. O. Box 380
Bloomsburg, PA 17815

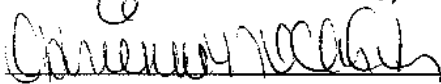
Re: Pramco III, LLC v. V&R Spectrum Enterprises, Inc., et al.
Columbia County C.C.P. Nos. 2008-CV-0531, 2008-CV-0540,
2008-CV-0517, 2008-CV-0519, 2008-CV-0530
Our File Number: 0035720

Dear Sir/Madam:

Enclosed please find an original and one (1) copy of the Affidavit Pursuant to Pa. R. Civ. P. Rule 3129.1 and an original and one (1) copy of the Affidavit of Service of Notice of Sale Pursuant to Pa. R. Civ. P. 3129.2(c)(2), in connection with the above-referenced matter. Kindly file the originals and return the time-stamped copies to our office in the enclosed envelope provided.

Very truly yours,

THE CHARTWELL LAW OFFICES, LLP

By: 
Adrienne McClinton, Paralegal
For Ron L. Woodman, Esquire

Enclosures

cc: Columbia County Sheriff's Office (w/encs.)

Valley Forge Office:
970 Rittenhouse Road
Suite 300
Eagleville, PA 19403
(610) 666-7700
(610) 666-7704 (fax)

Philadelphia Office:
Bell Atlantic Tower
1717 Arch Street, 46th Floor
Philadelphia, PA 19103
(215) 972-7006
(215) 972-7008 (fax)

Harrisburg Office:
1017 Mumma Road
Suite 100
Wormleysburg, PA 17043
(717) 909-5170
(717) 909-5173 (fax)

Scranton Office:
Bank Towers, Suite 330
321 Spruce Street
Scranton, PA 18503
(570) 558-4820
(570) 558-4823 (fax)

Pittsburgh Office:
409 Broad Street
Suite 250
Sewickley, PA 15143
(412) 741-0600
(412) 741-0606 (fax)

THE CHARTWELL LAW OFFICES, LLP
Robert J. Murtaugh, Esquire (#57494)
Ron L. Woodman, Esquire (#88450)
970 Rittenhouse Rd., Suite 300
Eagleville, PA 19403
Telephone: (610) 666-7700
Facsimile: (610) 666-7704

Attorneys for Sopramco III New York, LLC

SOPRAMCO III NEW YORK, LLC
Plaintiff,

v.

V & R SPECTRUM ENTERPRISES, INC.
Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CASE NO. 2008-CV-0519

AFFIDAVIT PURSUANT TO Pa. R. Civ. P. RULE 3129.1

Sopramco III New York, LLC, Plaintiff in the above action, sets forth the following information concerning the parcel of real property being sold, which parcel is more fully described in Exhibit "A" attached hereto and incorporated herein by reference:

1. Name and addresses of owners or reputed owners:

Names:

Addresses:

V&R Spectrum, Inc.

1230 Old Berwick Road
Bloomsburg, PA 17815

2. Name and addresses of defendant(s) in the judgment:

Names:

Addresses:

V&R Spectrum Enterprises, Inc.

1230 Old Berwick Road
Bloomsburg, PA 17815

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

Names:

Addresses:

Sopramco III New York, LLC
c/o Sean Birrell, Loan Officer

200 Crosskeys Office Park, Suite 230
Fairport, NY 14450

4. Names and addresses of the last recorded holder of every mortgage of record:

Names:

Addresses:

Sopramco III New York, LLC
c/o Sean Birrell, Loan Officer

200 Crosskeys Office Park, Suite 230
Fairport, NY 14450

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

Names:

Addresses:

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

Names:

Addresses:

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Accounts Settlement

P.O. Box 8901
Harrisburg, PA 17128-8901

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance

Strawberry Square, Dept. No. 280946
Harrisburg, PA 17128-0946

Columbia County Assessment Office
and Tax Claim Bureau

35 West Main Street
Bloomsburg, PA 17815

Magee Carpet Company

480 West 5th Street
Bloomsburg, PA 17815

Philip L. Vaughn and
Brenda J. Vaughn

129 Millville Road
Bloomsburg, PA 17815

John A. Robbins

628 East 3rd Street
Bloomsburg, PA 17815

7. Names and addresses of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Names:

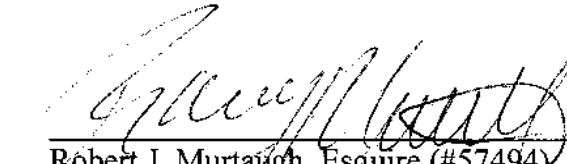
Addresses:

Current Tenant or Occupant

1230 Old Berwick Road
Bloomsburg, PA 17815

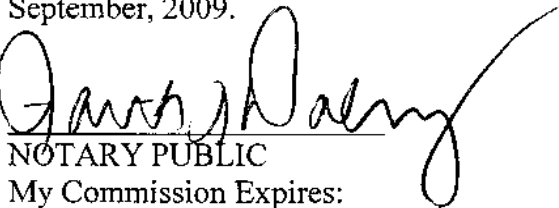
I verify that the statements made in this affidavit are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. §4904 relating to unsworn falsification to authorities.

Dated: September 28, 2009


Robert J. Murtagh, Esquire (#57494)
Attorney for Plaintiff,
Sopramco New Hampshire IV, LLC

SWORN TO and SUBSCRIBED

before me this 28th day of
September, 2009.


NOTARY PUBLIC
My Commission Expires:

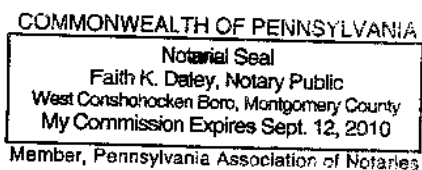


EXHIBIT "A" - DEED DESCRIPTION

ALL THAT CERTAIN parcel or tract of land situate in Scott Township and the Town of Bloomsburg, Columbia County, Pennsylvania, being more particularly bound and described as follows:

BEGINNING at a point on the easterly line of lands now or formerly of Robert E. Johnson and Marguerite J. Johnson, said point being at the most westerly corner of lands now or formerly of Richard P. Conner and Myrna I. Conner;

THENCE, along the southwesterly line of lands of said Conner and the southwesterly line of lands now or formerly of T. Bryce James, South sixty degrees twenty-four minutes fourteen seconds East (S. $60^{\circ} 24' 14''$ E.) one hundred nine and ninety-nine hundredths feet (109.99') to a point; THENCE, continuing along the southwesterly line of lands of said James, South sixty-two degrees fifty-nine minutes seven seconds East (S. $62^{\circ} 59' 07''$ E.) thirty-six and three hundredths feet (36.03') to a point at the southeast corner of lands of said James; THENCE, along the easterly line of lands of said James, North thirty degrees three minutes forty-six seconds East (N. $30^{\circ} 03' 46''$ E.) ninety-two and ninety hundredths feet (92.90) to a point on the southerly right-of-way line of Pennsylvania Legislative Route No. 19117 (Old Berwick Road); THENCE along said right-of-way line, South sixty-four degrees forty-seven minutes fifty-eight seconds East (S. $64^{\circ} 47' 58''$ E.) seventy and six hundredths feet (70.06') to an old iron pin; THENCE, along same South sixty-six degrees twenty-one minutes ten seconds East (S. $66^{\circ} 21' 10''$ E.) thirty-six and six hundredths feet (36.06') to an old iron pin and lands now or formerly of Earl Huber, Jr. and Nancy W. Huber; THENCE, along lands of said Huber, on a curve to the left in a southwesterly direction have a delta angle of ninety-two degrees one minutes twenty-three seconds ($92^{\circ} 01' 23''$), a radius of fifteen feet (15') and a tangent of fifteen and fifty-four hundredths feet (15.54') for an arc length of twenty-four and nine hundredths feet (24.09') to a point of tangent; THENCE, along same South twenty-one degrees forty-eight minutes thirty seconds West (S. $21^{\circ} 48' 30''$ W.) one hundred thirty feet (130') to a point; THENCE, along same, South sixty-five degrees twenty-nine minutes fifty-four seconds East (S. $65^{\circ} 29' 54''$ E.) ninety-two and four hundredths feet (92.04') to an old iron pin at the southwest corner of a twelve foot (12') wide right-of-way and lands now or formerly of James P. Gillespie, Jr. and Joyce Gillespie; THENCE, along lands of said Gillespie, South thirty-two degrees forty-six minutes fifty-three seconds East (S. $32^{\circ} 46' 53''$ E.) one hundred forty-one and ninety-seven hundredths feet (141.97') to a point on the northerly line of lands now or formerly of the Town of Bloomsburg (Airport); THENCE, along lands of said Town of Bloomsburg South seventy-six degrees thirty-three minutes fifty-five seconds West (S. $76^{\circ} 33' 55''$ W.) three hundred ninety-four and sixty-two hundredths feet (394.62') to a point at the southeast corner of lands now or formerly of the Bloomsburg Area Industrial Development Authority, Inc. (B.A.I.D.A.); THENCE, along lands of said Authority, Inc., North twenty-three degrees ten minutes nineteen seconds West (N. $23^{\circ} 10' 19''$ W.) two hundred thirty-three and nineteen hundredths feet (233.19') to a point at the southeast corner of the aforementioned lands now or formerly of Robert E. Johnson and Marguerite J. Johnson; THENCE, along lands of said Johnson, North twenty-nine degrees thirty-five minutes East (N. $29^{\circ} 35'$ E.) two hundred twenty-seven and ninety-eight hundredths feet (227.98') to the PLACE OF BEGINNING.

THIS TRACT CONTAINS two and seven hundred seventy-one thousandths acres (277.1 A.) of lands in all.

BEING part of the same premises which Erwine's, Inc. a/k/a Erwine's Incorporate, a Corporation organized and operating under the laws of the Commonwealth of Pennsylvania by their Deed dated December 29, 1995 and recorded December 29, 1995 in the Columbia County Recorder of Deeds Office in Deed Book 613, at Page 1085 granted and conveyed to H. Rodney Erwine and Gary W. Erwine, co-partners t/a Erwine Realty, Grantors herein.

TOGETHER with a twelve foot (12') wide right-of-way along the westerly line of lands conveyed to James P. Gillespie, Jr. and Joyce Gillespie from the southerly right-of-way line of Pennsylvania Legislative Route 19117 (Old Berwick Road) to the northerly line of the above described parcel as more fully shown on a "Draft Showing Lands of Erwine's Inc." as prepared by T. Bryce James & Associates, dated February 14, 1984.

UNDER AND SUBJECT to a twenty foot (20') wide sanitary sewer easement running parallel to and adjacent to the first three course of the above described parcel granted to the Municipal Authority of the Town of Bloomsburg as more fully shown on a "Draft Showing Lands of Erwine's Inc. prepared by T. Bryce James & Associates, dated February 14, 1984.

FURTHER UNDER AND SUBJECT to an expansion of the twenty foot (20') wide sanitary sewer easement of ten feet (10') along the southerly side of the existing twenty foot (20') easement for a total of thirty feet (30') granted to the Scott Township Authority and the Bloomsburg Municipal Authority per an Agreement for Easement and Right-of-Way dated December 20, 1991, and recorded in Record Book 494, at Page 128.

BEING TAX PARCEL NO. 05E-20-024-02

BEING THE SAME PREMISES conveyed by H. Rodney Erwine, Co-Partner t/a Erwine Realty and Gary W. Erwine, Co-Partner t/a Erwine Realty, Grantors on August 7, 2000 to Phillip L. Vaughn, Brenda J. Vaughn and John A. Robbins, by deed in fee recorded in the Columbia County Office of the Recording of Deeds on August 16, 2000, at Instrument Number 200007805.

THE CHARTWELL LAW OFFICES, LLP
Robert J. Murtaugh, Esquire (#57494)
Ron L. Woodman, Esquire (#88450)
970 Rittenhouse Rd., Suite 300
Eagleville, PA 19403
Telephone: (610) 666-7700
Facsimile: (610) 666-7704

Attorneys for Sopramco III New York, LLC

SOPRAMCO III NEW YORK, LLC

Plaintiff,

v.

V & R SPECTRUM ENTERPRISES, INC.

Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS
CASE NO. 2008-CV-0519

AFFIDAVIT OF SERVICE OF
NOTICE OF SALE PURSUANT TO PA.R.CIV.P. 3129.2(c)(2)

The undersigned hereby certifies that on the 28th day of September, 2009 true and correct copies of the attached Notice Pursuant to Pa. R. Civ. P. Rule 3129.2 of Sheriff's Sale of Real Estate were served by Certified Mail, Return Receipt Requested, copies of which certified slips and receipts are attached, upon the Defendant, addressed as follows:

V&R Spectrum, Inc.

1230 Old Berwick Road
Bloomsburg, PA 17815

Further, on the 28th day of September, 2009, the following interested parties were served with such Notice, by regular United States First Class Mail, postage prepaid, with Certificates of Mailing, true and correct copies of which are attached, addressed as follows:

Sopramco III New York, LLC
c/o Sean Birrell, Loan Officer

200 Crosskeys Office Park, Suite 230
Fairport, NY 14450

Philip L. Vaughn and
Brenda J. Vaughn

129 Millville Road
Bloomsburg, PA 17815

John A. Robbins

628 East 3rd Street
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance

Strawberry Square, Dept. No. 280946
Harrisburg, PA 17128-0946

Columbia County Assessment Office
and Tax Claim Bureau

35 West Main Street
Bloomsburg, PA 17815

Magee Carpet Company

480 West 5th Street
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Accounts Settlement

P.O. Box 8901
Harrisburg, PA 17128-8901

Current Tenant or Occupant

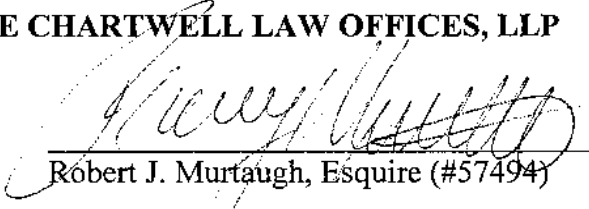
1230 Old Berwick Road
Bloomsburg, PA 17815

I make this Affidavit on behalf of Sopramco III New York, LLC, on the basis of my own knowledge, and subject to the penalties for perjury pursuant to 18 Pa. C. S. A. §4901 et seq., and false swearing before notaries public pursuant to 18 Pa. C. S. A. §4903, and/or unsworn verification to authorities pursuant to 18 Pa. C. S. A. §4904, as applicable.

THE CHARTWELL LAW OFFICES, LLP

Dated: September 28, 2009

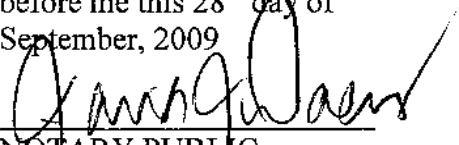
By:


Robert J. Murtaugh, Esquire (#57494)

*Attorney for Plaintiff,
Sopramco III New York, LLC*

SWORN TO and SUBSCRIBED

before me this 28th day of
September, 2009



NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA

Notary Public
Faith K. D. [Signature]
West Conshohocken, Montgomery County
My Commission Expires Sept. 12, 2010
Member, Pennsylvania Association of Notaries

Certified Article Number

7160 3820 3530 0460 2624

SENDER'S RECORD

V & Spectrum, Inc.
1230 Old Berwick Road
Bloomsburg, PA 17815

TO: V & Spectrum, Inc.
1230 Old Berwick Road
Bloomsburg, PA 17815

SENDER:

amm

REFERENCE:

0035720

7160 3820 3530 0460 2624

PS Form 3800, January 2005

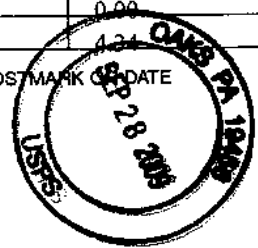
RETURN RECEIPT SERVICE	Postage	0.44
	Certified Fee	2.80
	Return Receipt Fee	1.10
	Restricted Delivery	0.00
	Total Postage & Fees	4.34

US Postal Service

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Do Not Use for International Mail

POST MARK ON DATE

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35720 – Robert J. Murtaugh, Esquire
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

To:

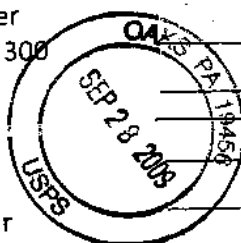
Sopramco III New York, LLC
c/o Sean Birrell, Loan Officer
200 Crosskeys Office Park, Suite 230
Fairport, NY 14450

PS Form 3817, April 2007 PSN 7530-02-000-9065

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meter postage here.



02 1F
0003613619 SEP 28 2009
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UNITED STATES POSTAGE
PITNEY BOWES
\$001.150





**UNITED STATES
POSTAL SERVICE**

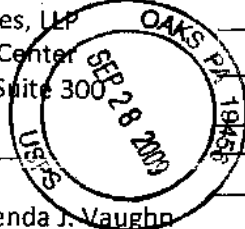
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The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

To: Philip L. Vaughn and Brenda J. Vaughn
129 Millville Road
Bloomsburg, PA 17815



02 1P
0003913619 SEP 28 2009
MAILED FROM ZIP CODE 19403
UNITED STATES POSTAGE
PITNEY BOWES
\$001.150



**UNITED STATES
POSTAL SERVICE**

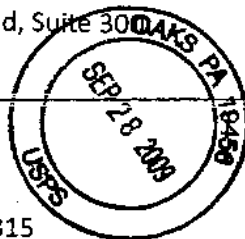
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From: **35720 – Robert J. Murtaugh, Esquire**
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

To: John A. Robbins
628 East 3rd Street
Bloomsburg, PA 17815



02 1P
0003913619 SEP 28 2009
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UNITED STATES POSTAGE
PITNEY BOWES
\$001.150



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From **35720 – Robert J. Murtaugh, Esquire**
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

To: Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Strawberry Square, Dept. 188
Harrisburg, PA 17128-0946

PS Form 3817, April 2007 PSN 7530-02-000-9065



02 115 0003 13619 SEP 28 2009
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UNITED STATES POSTAGE
PITNEY BOWES
\$ 001.150



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From **35720 – Robert J. Murtaugh, Esquire**
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

To: Columbia County Assessment Office
and Tax Claim Bureau
35 West Main Street
Bloomsburg, PA 17815

PS Form 3817, April 2007 PSN 7530-02-000-9065



02 115 0003 13619 SEP 28 2009
MAILED FROM ZIP CODE 19403
UNITED STATES POSTAGE
PITNEY BOWES
\$ 001.150



Certificate Of Mailing

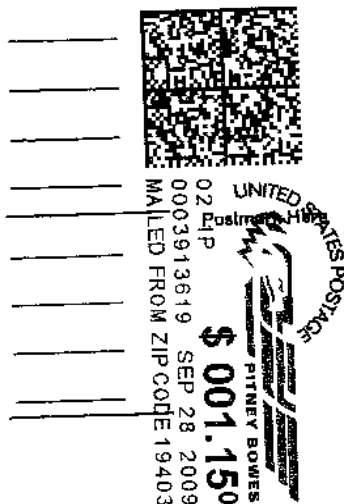
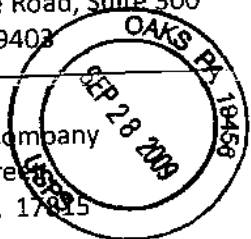
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From: **35720 – Robert J. Murtaugh, Esquire**
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

To:

Magee Carpet Company
480 West 5th Street
Bloomsburg, PA 17815



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

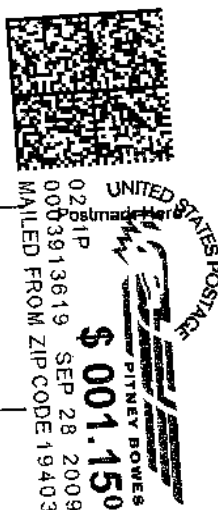
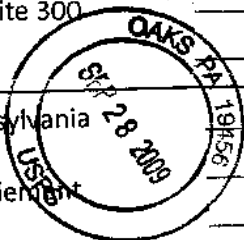
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From: **35720 – Robert J. Murtaugh, Esquire**
The Chartwell Law Offices, LLP
Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403

To:

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Accounts Settlement
- P. O. Box 8901
- Harrisburg, PA 17128-8901



PS Form 3817, April 2007 PSN 7530-02-000-9065



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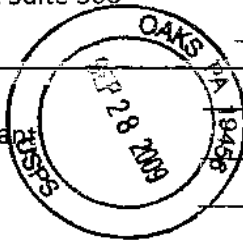
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From:

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Valley Forge Corporate Center
970 Rittenhouse Road, Suite 300
Eagleville, PA 19403



Current Tenant or Occupant
1230 Old Berwick Road
Bloomsburg, PA 17815



021P
003913619 SEP 28 2009
MAILED FROM ZIP CODE 19403
UNITED STATES POSTAGE
PITNEY BOWES
\$001.150

COUNTY OF COLUMBIA
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 23-SEP-09

FEE: \$5.00

CERT. NO: 6612

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

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

YEAR	BILL ROLL	AMOUNT	INTEREST	PENDING	COSTS	TOTAL AMOUNT DUE
2008	PRIM	6,527.36	183.46		0.00	6,710.82
2007	PRIM	0.00	0.00		0.00	0.00
TOTAL DUE :						\$6,710.82

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: January , 2010

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

REQUESTED BY:

Timothy T Chamberlain, Sheriff
du.

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 9/23/2009

SERVICE# 13 - OF - 16 SERVICES
DOCKET # 159ED2009

PLAINTIFF SOPRAMCO III NEW YORK, LLC

DEFENDANT V&R SPECTRUM ENTERPRISES, INC.
ATTORNEY FIRM THE CHARTWELL LAW OFFICES, LLP

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

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Renee Newhart

RELATIONSHIP office manager IDENTIFICATION _____

DATE 9-23-09 TIME 1441 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 9-23-09

SHERIFF'S SALE

WEDNESDAY DECEMBER 2, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 159 OF 2009 ED AND CIVIL WRIT NO. 519 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:

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THIS TRACT CONTAINS two and seven hundred seventy-one thousandths acres (277.1 A.) of lands in all. BEING part of the same premises which Erwine's, Inc. a/k/a Erwine's Incorporate, a Corporation organized and operating under the laws of the Commonwealth of Pennsylvania by their Deed dated December 29, 1995 and recorded December 29, 1995 in the Columbia County Recorder of Deeds Office in Deed Book 613, at Page 1085 granted and conveyed to H. Rodney Erwine and Gary W. Erwine, co-partners t/a Erwine Realty, Grantors herein. TOGETHER with a twelve foot (12') wide right-of-way along the westerly line of lands conveyed to James P. Gillespie, Jr. and Joyce Gillespie from the southerly right-of-way line of Pennsylvania Legislative Route 19117

(Old Berwick Road) to the northerly line of the above described parcel as more fully shown on a "Draft Showing Lands of Erwine's Inc." as prepared by T. Bryce James & Associates, dated February 14, 1984.

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BEING TAX PARCEL NO. 05E-20-024-02

BEING THE SAME PREMISES conveyed by H. Rodney Erwine, Co-Partner t/a Erwine Realty and Gary W. Erwine, Co-Partner t/a Erwine Realty, Grantors on August 7, 2000 to Phillip L. Vaughn, Brenda J. Vaughn and John A. Robbins, by deed in fee recorded in the Columbia County Office of the Recording of Deeds on August 16, 2000, at Instrument Number 200007805.

TERMS OF SALE

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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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Robert Murtaugh
970 Rittenhouse Road
Eagleville, PA 19403

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

SHERIFF'S SALE

WEDNESDAY DECEMBER 2, 2009 AT 9:00 AM

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If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Robert Murtaugh
970 Rittenhouse Road
Eagleview, PA 19403

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

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WEDNESDAY DECEMBER 2, 2009 AT 9:00 AM

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Eagleview, PA 19403

Sheriff of Columbia County
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BEGINNING at a point on the easterly line of lands now or formerly of Robert E. Johnson and Marguerite J. Johnson, said point being at the most westerly corner of lands now or formerly of Richard P. Conner and Myrna I. Conner; THENCE, along the southwesterly line of lands of said Conner and the southwesterly line of lands now or formerly of T. Bryce James, South sixty degrees twenty-four minutes fourteen seconds East (S. 60° 24' 14" E) one hundred nine and ninety-nine hundredths feet (109.99') to a point; THENCE, continuing along the southwesterly line of lands of said James, South sixty-two degrees fifty-nine minutes seven seconds East (S. 62° 59' 07" E.) thirty-six and three hundredths feet (36.03') to a point at the southeast corner of lands of said James; THENCE, along the easterly line of lands of said James, North thirty degrees three minutes forty-six seconds East (N. 30° 03' 46" E.) ninety-two and ninety hundredths feet (92.90') to a point on the southerly right-of-way line of Pennsylvania Legislative Route No. 19117 (Old Berwick Road); THENCE along said right-of-way line, South sixty-four degrees forty-seven minutes fifty-eight seconds East (S. 64° 47' 58" E.) seventy and six hundredths feet (70.06') to an old iron pin; THENCE, along same South sixty-six degrees twenty-one minutes ten seconds East (S. 66° 21' 10" E.) thirty-six and six hundredths feet (36.06') to an old iron pin and lands now or formerly of Earl Huber, Jr. and Nancy W. Huber; THENCE, along lands of said Huber, on a curve to the left in a southwesterly direction have a delta angle of ninety-two degrees one minutes twenty-three seconds (92° 01' 23"), a radius of fifteen feet (15') and a tangent of fifteen and fifty-four hundredths feet (15.54') for an arc length of twenty-four and nine hundredths feet (24.09') to a point of tangent; THENCE, along same South twenty-one degrees forty-eight minutes thirty seconds West (S. 21° 48' 30" W.) one hundred thirty feet (130') to a point; THENCE, along same, South sixty-five degrees twenty-nine minutes fifty-four seconds East (S. 65° 29' 54" E.) ninety-two and four hundredths feet (92.04') to an old iron pin at the southwest corner of a twelve foot (12') wide right-of-way and lands now or formerly of James P. Gillespie, Jr. and Joyce Gillespie; THENCE, along lands of said Gillespie, South thirty-two degrees forty-six minutes fifty-three seconds East (S. 32° 46' 53" E.) one hundred forty-one and ninety-seven hundredths feet (141.97') to a point on the northerly line of lands now or formerly of the Town of Bloomsburg (Airport); THENCE, along lands of said Town of Bloomsburg South seventy-six degrees thirty-three minutes fifty-five seconds West (S. 76° 33' 55" W.) three hundred ninety four and sixty-two hundredths feet (394.62') to a point at the southeast corner of lands now or formerly of the Bloomsburg Area Industrial Development Authority, Inc. (B.A.I.D.A.); THENCE, along lands of said Authority, Inc., North twenty-three degrees ten minutes nineteen seconds West (N. 23° 10' 19" W.) two hundred thirty-three and nineteen hundredths feet (233.19') to a point at the southeast corner of the aforementioned lands now or formerly of Robert E. Johnson and Marguerite J. Johnson; THENCE, along lands of said Johnson, North twenty-nine degrees thirty-five minutes East (N. 29° 35' E.) two hundred twenty-seven and ninety-eight hundredths feet (227.98') to the PLACE OF BEGINNING.

THIS TRACT CONTAINS two and seven hundred seventy-one thousandths acres (277.1 A.) of lands in all, BEING part of the same premises which Erwine's, Inc. a/k/a Erwine's Incorporate, a Corporation organized and operating under the laws of the Commonwealth of Pennsylvania by their Deed dated December 29, 1995 and recorded December 29, 1995 in the Columbia County Recorder of Deeds Office in Deed Book 613, at Page 1085 granted and conveyed to H. Rodney Erwine and Gary W. Erwine, co-partners t/a Erwine Realty, Grantors herein. TOGETHER with a twelve foot (12') wide right-of-way along the westerly line of lands conveyed to James P. Gillespie, Jr. and Joyce Gillespie from the southerly right-of-way line of Pennsylvania Legislative Route 19117

(Old Berwick Road) to the northerly line of the above described parcel as more fully shown on a "Draft Showing Lands of Erwine's Inc." as prepared by T. Bryce James & Associates, dated February 14, 1984.

UNDER AND SUBJECT to a twenty foot (20') wide sanitary sewer easement running parallel to and adjacent to the first three course of the above described parcel granted to the Municipal Authority of the Town of Bloomsburg as more fully shown on a "Draft Showing Lands of Erwine's Inc. prepared by T. Bryce James & Associates, dated February 14, 1984.

FURTHER UNDER AND SUBJECT to an expansion of the twenty foot (20') wide sanitary sewer easement of ten feet (10') along the southerly side of the existing twenty foot (20') easement for a total of thirty feet (30') granted to the Scott Township Authority and the Bloomsburg Municipal Authority per an Agreement for Easement and Right-of-Way dated December 20, 1991, and recorded in Record Book 494, at Page 128.

BEING TAX PARCEL NO. 05E-20-024-02

BEING THE SAME PREMISES conveyed by H. Rodney Erwine, Co-Partner t/a Erwine Realty and Gary W. Erwine, Co-Partner t/a Erwine Realty, Grantors on August 7, 2000 to Phillip L. Vaughn, Brenda J. Vaughn and John A. Robbins, by deed in fee recorded in the Columbia County Office of the Recording of Deeds on August 16, 2000, at Instrument Number 200007805.

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 in 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.

If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the Plaintiff.

Plaintiff's Attorney
Robert Murtaugh
970 Rittenhouse Road
Eagleville, PA 19403

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

REAL ESTATE OUTLINE

ED # 159-09

DATE RECEIVED 9-16-09
DOCKET AND INDEX 9-22-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>159-09</u>

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

SALE DATE	<u>10-2-09</u>	TIME	<u>2:00</u>
POSTING DATE	<u>9-22-09</u>		
ADV. DATES FOR NEWSPAPER	1 ST WEEK	<u>10-5-09</u>	
	2 ND WEEK	<u>10-12-09</u>	
	3 RD WEEK	<u>10-19-09</u>	

THE CHARTWELL LAW OFFICES, LLP
Robert J. Murtaugh, Esquire (#57494)
Ron L. Woodman, Esquire (#88450)
970 Rittenhouse Rd., Suite 300
Eagleville, PA 19403
Telephone: (610) 666-7700
Facsimile: (610) 666-7704

Attorneys for Sopramco III New York, LLC

SOPRAMCO III NEW YORK, LLC
Plaintiff,

v.

V & R SPECTRUM ENTERPRISES, INC.
Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CASE NO. 2008-CV-0519

2009-ED-159

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :
:SS.
COUNTY OF COLUMBIA :

TO: Timothy T. Chamberlin, Columbia County Sheriff

To satisfy the individual judgment, interest and costs against V&R Spectrum Enterprises, Inc., the Defendant in the above captioned matter, you are directed to levy upon and sell the real property of the Defendant, V&R Spectrum Enterprises, Inc., located at the following address:

1230 Old Berwick Road, Bloomsburg, PA 17815 (Tax Parcel No. 05E-20-024-02)

as more fully described in Exhibit "A" attached hereto and incorporated herein by this reference, all in the County of Columbia, and Commonwealth of Pennsylvania;

SEIZED AND TAKEN pursuant to a Writ of Execution issued upon a judgment in mortgage foreclosure in favor of Sopramco III New York, LLC, docketed in the Prothonotary's Office of the Court of Common Pleas of Columbia County, Pennsylvania at Case Docket No. 2008-cv-0519, as follows:

Assess damages as follows:

2008-cv-0519 Judgment \$289,850.10

Interest continues to accrue at a pro-rata rate of \$73.52 *per diem*
after January 7, 2008.

Tam B Kline

PROTHONOTARY

Kelly P Brewer

DEPUTY

Seal of the Court

Date: 9-16, 2009

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Attorneys for Sopramco III New York, LLC

SOPRAMCO III NEW YORK, LLC
Plaintiff,

v.

V & R SPECTRUM ENTERPRISES, INC.
Defendant.

COLUMBIA COUNTY
COURT OF COMMON PLEAS

CASE NO. 2008-CV-0519

AFFIDAVIT PURSUANT TO Pa. R. Civ. P. RULE 3129.1

Sopramco III New York, LLC, Plaintiff in the above action, sets forth the following information concerning the parcel of real property being sold, which parcel is more fully described in Exhibit "A" attached hereto and incorporated herein by reference:

1. Name and addresses of owners or reputed owners:

Names:

Addresses:

V&R Spectrum, Inc.

1230 Old Berwick Road
Bloomsburg, PA 17815

2. Name and addresses of defendant(s) in the judgment:

Names:

Addresses:

V&R Spectrum Enterprises, Inc.

1230 Old Berwick Road
Bloomsburg, PA 17815

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

Names:

Addresses:

Sopramco III New York, LLC
c/o Sean Birrell, Loan Officer

200 Crosskeys Office Park, Suite 230
Fairport, NY 14450

4. Names and addresses of the last recorded holder of every mortgage of record:

Names:

Addresses:

Sopramco III New York, LLC
c/o Sean Birrell, Loan Officer

200 Crosskeys Office Park, Suite 230
Fairport, NY 14450

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

Names:

Addresses:

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

Names:

Addresses:

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Accounts Settlement

P.O. Box 8901
Harrisburg, PA 17128-8901

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance

Strawberry Square, Dept. No. 280946
Harrisburg, PA 17128-0946

Columbia County Assessment Office
and Tax Claim Bureau

35 West Main Street
Bloomsburg, PA 17815

Magee Carpet Company

480 West 5th Street
Bloomsburg, PA 17815

Philip L. Vaughn and
Brenda J. Vaughn

129 Millville Road
Bloomsburg, PA 17815

John A. Robbins

628 East 3rd Street
Bloomsburg, PA 17815