

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____, 2009

COPY

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

SWORN TO and SUBSCRIBED
before me this _____ day of
September, 2009.

NOTARY PUBLIC
My Commission Expires:

THE CHARTWELL
LAW OFFICES, LLP

Reply To: Valley Forge

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

September 15, 2009

Office of the Sheriff
Columbia County Courthouse
Sheriff's Sales/Real Estate Dept.
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. No. 2008-CV-0519
Our File Number: 0035720

Dear Sir/Madam:

Enclosed please find:

- o An original, issued, and five (5) time-stamped copies of the Writ of Execution;
- o Check Number 6854 made payable to the Columbia County Sheriff in the amount of \$1,350.00 for Sheriff's Sale deposit;
- o An original Act 91 Affidavit;
- o An original Affidavit of Last Known Addresses;
- o An original Affidavit of Non-Military Service;
- o An original Affidavit of Owner Occupied;
- o An original and four (4) copies of the Writ of Execution Notice;
- o An original and four (4) copies of the Claim for Exemption;
- o An original Waiver of Watchman/Waiver of Insurance;
- o An original and one (1) copy of the Notice Pursuant to Rule 3129.2 of Sheriff's Sale of Real Estate, to be completed by the Sheriff's Office and returned in the envelope provided;
- o An original Certification of Counsel; and
- o Four (4) copies of the Legal Description of the Property located at 1230 Old Berwick Road, Bloomsburg, PA 17815 (Tax Parcel No. 05E-20-024-02).

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) 358-4820
(570) 558-4823 (fax)

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

Kindly:

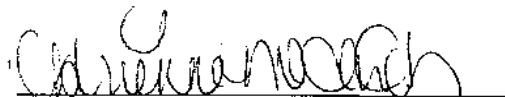
- Assign the Property located at 1230 Old Berwick Road, Bloomsburg, PA 17815 (Tax Parcel No. 05E-20-024-02) for the next available Sheriff's Sale;
- Return, in the envelope provided, the Notice of Sale with assigned Sale date and time;
- Serve one (1) copy each of the Writ, Writ of Execution Notice, Claim for Exemption and Notice of Sale upon the Defendants, as follows, and return the Sheriff's Affidavits of Service to our office in the envelopes provided:
 - Philip L. Vaughn at 129 Millville Road, Bloomsburg, PA 17815;
 - Brenda J. Vaughn at 129 Millville Road, Bloomsburg, PA 17815;
 - John A. Robbins at 628 East 3rd Street, Bloomsburg, PA 17815; and
 - V&R Spectrum Enterprises, Inc. c/o Person-in-Charge* at 1230 Old Berwick Road Bloomsburg, PA 17815 (*Please obtain full name of person-in-charge); and
- Advertise the Property located at 1230 Old Berwick Road, Bloomsburg, PA 17815 (Tax Parcel No. 05E-20-024-02) for Sheriff's Sale.

Thank you for your assistance with this matter.

Very truly yours,

THE CHARTWELL LAW OFFICES, LLP

By:



Adrienne McClinton, Paralegal
For Ron L. Woodman, Esquire

Enclosures

THE CHARTWELL

LAW OFFICES, LLP

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

DATE: 9/23/09

TO: Sheri P Chamberlain
COMPANY:

FAX #: (570) 389-5625
PHONE #:

FROM: Robert J. Murtaugh, Esq.
RE: Sopramcor. v. R Spectrum
Our File No.: 35720

Number of pages including this cover page: 6

Comments:

Per your request.

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.

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(412) 741-0600
(412) 741-0606 (fax)

Delaware Office:
300 Delaware Avenue
Suite 800
Wilmington, DE 19801
(302) 425-0100
(302) 425-0200 (fax)

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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.

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

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

DOCKET NO. 2008-CV-0519

Fees and Costs:

Real Debt: \$128,369.74

Interest from \$

COSTS PAID:

Prothonotary: \$

Sheriff: \$

Statutory: \$

Costs Due Prothy: \$

TOTAL: \$

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

Robert J. Murtaugh, Esquire and Ron L. Woodman, Esquire, The Chartwell Law Offices, LLP, 970 Rittenhouse Road, Suite 300,
Eagleville, PA 19403

THE CHARTWELL LAW OFFICES, LLP
Robert J. Murtaugh, Esquire (#57494)
Ron L. Woodman, Esquire (#88450)
970 Ritterhouse 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.

Tami B Kline

PROTHONOTARY

Kelly P Brewer

DEPUTY

Seal of the Court

Date: 9-16, 2009

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DOCKET NO. 2008-CV-0519

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Sheriff: \$

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TOTAL: \$

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Interest from \$

COSTS PAID:

Prothonotary: \$

Sheriff: \$

Statutory: \$

Costs Due Prothy: \$

TOTAL: \$

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

Robert J. Murtaugh, Esquire and Ron L. Woodman, Esquire, The Chartwell Law Offices, LLP, 970 Rittenhouse Road, Suite 300,
Eagleville, PA 19403

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.

Tammy B Kline

PROTHONOTARY

Kelly P Brewer
DEPUTY

Seal of the Court

Date: 9-16, 2009

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.

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

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

DOCKET NO. 2008-CV-0519

Fees and Costs:

Real Debt: \$128,369.74

Interest from \$

COSTS PAID:

Prothonotary: \$

Sheriff: \$

Statutory: \$

Costs Due Prothy: \$

TOTAL: \$

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

Robert J. Murtaugh, Esquire and Ron L. Woodman, Esquire, The Chartwell Law Offices, LLP, 970 Rittenhouse Road, Suite 300,
Eagleville, PA 19403

IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

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

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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

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:

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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;

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Interest continues to accrue at a pro-rata rate of \$73.52 *per diem*
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Tami B Kline

PROTHONOTARY

Kelly P Brewer

DEPUTY

Seal of the Court

Date: 9-16, 2009

EXHIBIT "A" - DEED DESCRIPTION

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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.

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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

ACT 91 AFFIDAVIT

STATE OF NEW YORK

:

COUNTY OF MONROE

:

SS.

:

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, personally appeared Thomas P. Sheehan, Authorized Representative of Sopramco III New York, LLC, whose identity as such officer was known to me or established to my satisfaction, and who, after having been duly sworn according to law, deposes and says as follows:

1. I am over eighteen (18) years of age, I am currently an Authorized Representative for Sopramco III New York, LLC, and I am duly authorized to make this Affidavit on its behalf.


2. I have responsibility for handling the files and litigation concerning the loan documents and collateral involved in the above-captioned matter, and I am fully familiar with the facts pertaining thereto.

3. The Parcel of real property being executed upon known as 1230 Old Berwick Road, Bloomsburg, PA 17815, is not the primary residence of the Defendants and the Mortgages were made in the amount of \$223,000.00 and \$91,600.00. Therefore, at the time of the filing of this action, all such notices were not required to be given to the Defendant according to the Housing Finance Agency Law-Homeowners Emergency Mortgage Assistance Act of 1983, 35 P.S. §1680.401(c) et seq. (Purdon's 2009) ("Act 91").


4. 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.

SOPRAMCO III NEW YORK, LLC

Dated: August 28, 2009

By: 
Timothy P. Sheehan
Authorized Representative

SWORN TO and SUBSCRIBED
before me this 28 day of
August, 2009.


Donna L. Hall
Notary Public

DONNA HALL
Notary Public, State of New York
Qualified in Monroe County
My Commission Expires June 1, 2011

THE CHARTWELL LAW OFFICES, LLP
Robert J. Murtaugh, Esquire (#57494)
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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

2009-ED-159

AFFIDAVIT OF LAST KNOWN ADDRESSES

STATE OF NEW YORK :
 :
COUNTY OF MONROE : SS.

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, personally appeared Timothy P. Sheehan, Authorized Representative for Sopramco III New York, LLC, whose identity as such officer was known to me or established to my satisfaction, and who, after having been duly sworn according to law, deposes and says as follows:

1. I am over eighteen (18) years of age, I am currently an Authorized Representative of Sopramco III New York, LLC, and I am duly authorized to make this Affidavit on its behalf.

2. I have responsibility for handling the files and litigation concerning the loan documents and collateral involved in the above-captioned matter, and I am fully familiar with the facts pertaining thereto.


3. The exact address of the Plaintiff, Sopramco III New York, LLC, is 230 CrossKeys Office Park, Fairport, New York 14450.

4. The last known address of the Defendants, Phillip L. Vaughn and Brenda J. Vaughn is 129 Millville Road, Bloomsberg, PA 17815. The last known address of Defendant John A. Robbins is 632 E. 3rd Street, Bloomsberg, PA 17815.

5. 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.

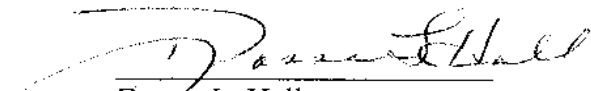
SOPRAMCO III NEW YORK, LLC

Dated: August 28, 2009

By: 
Timothy P. Sheehan
Authorized Representative

SWORN TO and SUBSCRIBED

before me this 28 day of
August, 2009.


Donna L. Hall
Notary Public

DONNA HALL
Notary Public, State of New York
Qualified in Monroe County
My Commission Expires June 1, 20 11

THE CHARTWELL LAW OFFICES, LLP
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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

2009-ED-159

AFFIDAVIT OF NON MILITARY SERVICE

STATE OF NEW YORK :
COUNTY OF MONROE : SS.
:

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, personally appeared Timothy P. Sheehan, Authorized Representative for Sopramco III New York, LLC, whose identity as such officer was known to me or established to my satisfaction, and who, after having been duly sworn according to law, deposes and says as follows:

1. I am over eighteen (18) years of age, I am currently an Authorized Representative for Sopramco III New York, LLC, and I am duly authorized to make this Affidavit on its behalf.


2. I have responsibility for handling the files and litigation concerning the loan documents and collateral involved in the above-captioned matter, and I am fully familiar with the facts pertaining thereto.

3. The Parcel of real property being executed upon known as 1230 Old Berwick Road, Bloomsburg, PA 17815, is not the primary residence of the Defendant and the Mortgages were made in the amount of \$223,000.00 and \$91,600.00. Therefore, at the time of the filing of this action, all such notices were not required to be given to the Defendant according to the Housing Finance Agency Law-Homeowners Emergency Mortgage Assistance Act of 1983, 35 P.S. §1680.401(c) et seq. (Purdon's 2009) ("Act 91").

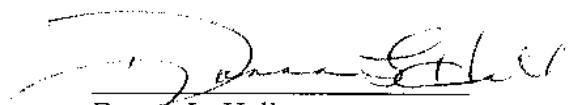
4. I make this Affidavit on behalf of Sopramco III New York, LLC, on the basis of my own knowledge, and subject to the penalties for perjury pursuant to 18 Pa. C. S. A. §4901 et seq., and false swearing before notaries public pursuant to 18 Pa. C. S. A. §4903, and/or unsworn verification to authorities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

SOPRAMCO III NEW YORK, LLC

Dated: August 28, 2009

By: 
Timothy P. Sheehan
Authorized Representative

SWORN TO and SUBSCRIBED
before me this 28th day of
August, 2009.


Donna L. Hall
Notary Public

DONNA HALL
Notary Public, State of New York
Qualified in Monroe County
My Commission Expires June 1, 2011

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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

2009-ED-210

AFFIDAVIT OF OWNER OCCUPIED

STATE OF NEW YORK :
COUNTY OF MONROE : SS.
:

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, personally appeared Timothy P. Sheehan, Authorized Representative for Sopramco III New York, LLC, whose identity as such officer was known to me or established to my satisfaction, and who, after having been duly sworn according to law, deposes and says as follows:

1. I am over eighteen (18) years of age, I am currently an Authorized Representative for Sopramco III New York, LLC, and I am duly authorized to make this Affidavit on its behalf.

2. I have responsibility for handling the files and litigation concerning the loan documents and collateral involved in the above-captioned matter, and I am fully familiar with the facts therein described.


3. I have been advised and therefore believe and aver that the Defendants, Phillip L. Vaughn, Brenda J. Vaughn and John A. Robbins, are adult individuals and are not presently in active duty in the military or naval service of the United States of America, are not active members of the Army of the United States, the Marine Corps or the Coast Guard, and are not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor have Defendants engaged in any active military service or active military duty with any military or naval units covered by the Soldiers and Sailors Civil Relief Act of 1940 (the "Act") and designated therein as military service; nor have Defendants, to the best of affiant's knowledge, enlisted in any military service covered by this Act.

4. I have been advised and therefore believe and aver that the Defendant, V&R Spectrum Enterprises, Inc., is a corporation, and are not presently in active duty in the military or naval service of the United States of America, are not active members of the Army of the United States, the Marine Corps or the Coast Guard, and are not officers of the Public Health Service detailed by proper authority for duty with the Army or Navy; nor has Defendant engaged in any active military service or active military duty with any military or naval units covered by the Soldiers and Sailors Civil Relief Act of 1940 (the "Act") and designated therein as military service; nor has Defendant, to the best of affiant's knowledge, enlisted in any military service covered by this Act.

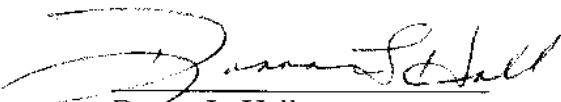
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SOPRAMCO III NEW YORK, LLC

Dated: August 28, 2009

By: 
Timothy P. Sheehan
Authorized Representative

SWORN TO and SUBSCRIBED
before me this 28 day of
August, 2009.


Donna L. Hall
Notary Public

DONNA HALL
Notary Public, State of New York
Qualified in Monroe County
My Commission Expires June 1, 20 11

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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
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SUSQUEHANNA LEGAL SERVICES
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BLOOMSBURG, PA 17815
Telephone: (570) 784-8760

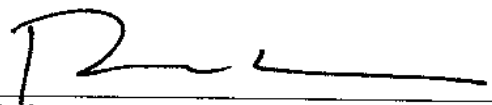
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THE CHARTWELL LAW OFFICES, LLP

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*

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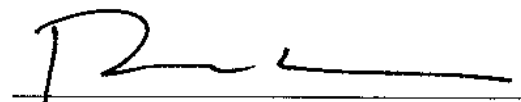
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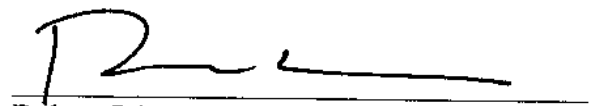
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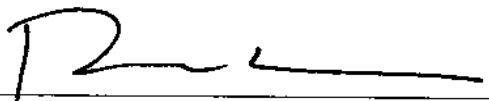
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COLUMBIA COUNTY
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CASE NO. 2008-CV-0519

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TO THE SHERIFF:

1. From my personal property in my possession which has been levied upon,

____ (i) set aside in kind (specify property to be set aside in kind):

_____ (ii) paid in cash following the sale of the property levied upon; or

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

(a) my \$300 statutory exemption: _____ in cash; _____ in kind (specify _____)

(b) Social Security benefits on deposit in the amount of \$ _____ :

(c) other (specify amount and basis of exemption):

_____ (address)

_____ (telephone number)

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. §4904

relating to unsworn falsification to authorities.

Dated: _____, 2009

(Defendant)

THIS CLAIM TO BE FILED WITH THE OFFICE OF
The Sheriff of Columbia County
35 West Main Street
Bloomsburg, PA 17815
Telephone Number: (570) 389-5622

Note: (a) Under paragraphs (1) and (2) of the writ, a description of specific property to be levied upon or attached may be set forth in the writ or included in a separate direction to the sheriff. Under paragraph (2) of the writ, if attachment of a named garnishee is desired, his name should be set forth in the space provided. Under paragraph (3) of the writ, the sheriff may, as under prior practice, add as a garnishee any person not named in this writ who may be found in possession of property of the defendant. See Rule 3111(a). For limitations on the power to attach personal property, see rule 3108(a). (b) Each court shall by local rule designate the officer, organization or person to be named in the notice.

**MAJOR EXEMPTIONS UNDER
PENNSYLVANIA AND FEDERAL LAW**

1. \$300 statutory exemption,
2. Bibles, school books, sewing machines, uniforms and equipment,
3. Most wages and unemployment compensation,
4. Social Security benefits,
5. Certain retirement funds and accounts,
6. Certain veteran and armed forces benefits,
7. Certain insurance proceeds, and
8. Such other exemptions as may be provided by law.

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Defendant.

COLUMBIA COUNTY
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CASE NO. 2008-CV-0519

2009-ED-159

CLAIM FOR EXEMPTION

TO THE SHERIFF:

I, the above-named defendant, claim exemption of property from levy or attachment:

1. From my personal property in my possession which has been levied upon,
 - (a) I desire that my \$300 statutory exemption be:
_____ (i) set aside in kind (specify property to be set aside in kind):

_____ (ii) paid in cash following the sale of the property levied upon; or
 - (b) I claim the following exemption (specify property and basis of exemption):

2. From my property which is in the possession of a third party, I claim the following exemptions:
 - (a) my \$300 statutory exemption: _____ in cash; _____ in kind (specify property): _____;
 - (b) Social Security benefits on deposit in the amount of \$ _____;
 - (c) other (specify amount and basis of exemption):
_____;

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at the following address:

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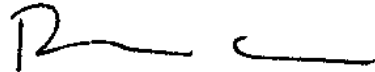
WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

Dated: September 15, 2009

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CASE NO. 2008-CV-0519

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**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 _____, _____, 2009 at _____:_____ o'clock ____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.

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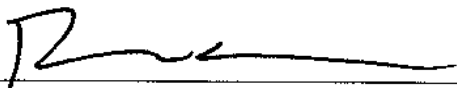
LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE DINERO SUFICIENTE DE PAGAR TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AERIGUAR DONDE SE PUEDE CONSEGUIR ARISTENCIA LEGAL.

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

THE CHARTWELL LAW OFFICES, LLP

Dated: September 11, 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*

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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

2009-ED-159

CERTIFICATION OF COUNSEL

I HEREBY CERTIFY that I am the attorney of record for the Plaintiff in this action against real property, and further certify that this property is:

☐ Owner Occupied

☐ Residential

☐ Subject to a Judgment in Mortgage Foreclosure, and

☒ That the Plaintiff has complied in all respects with Section 403 of the Housing Finance Agency Law-Homeowners Emergency Mortgage Assistance Act of 1983, 35 P.S. §1680.401(c) et seq. (Purdon's 2008) ("Act 91") including but not limited to:

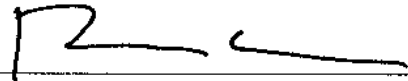
- (A) Service of any required Notices on Defendant (s);
- (B) Expiration of 30 days since the service of the Notices;
- (C) Defendant(s) failure to request or appear at meeting with mortgagee or Consumer Credit Counseling Agency;
- (D) Defendant(s) failure to file an application with the Homeowners Emergency Mortgage Assistance Program.

I further agree to indemnify and hold harmless the Sheriff for any false statement given herein.

THE CHARTWELL LAW OFFICES, LLP

Dated: September 1, 2009

By:


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6854

PRAMCO III LLC

6894 PITTSFORD PALMYRA ROAD
200 CROSSKEYS OFFICE PARK, SUITE 230
FAIRPORT, NY 14450

JPMORGAN CHASE BANK, N.A.
ROCHESTER, NEW YORK 14643
WWW.CHASE.COM
50-17-223

07/08/2009

TO THE
ORDER OF

Columbia County Sheriff

One Thousand Three Hundred Fifty and 00/100 *****

DOLLARS

\$ **1,350.00

Columbia County Sheriff

MEMO

54239020 - Sheriff's costs for sale

AUTHORIZED SIGNATURE



⑈006854⑈ ⑆022300173⑆ 657500795565⑈



Security features. Details on back.