

# SHERIFF'S SALE COST SHEET

Susquehanna Bank vs. Ruth Frey  
 NO. 17-10 ED NO. 1617-09 JD DATE/TIME OF SALE Aug. 4 0900

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>120.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>26.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>4.00</u>
NOTARY	\$ <u>10.00</u>
TOTAL ***** \$ <u>345.00</u>	

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>1503.33</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL ***** \$ <u>1728.33</u>	

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>55.00</u>
TOTAL ***** \$ <u>65.00</u>	

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ <u>318.60</u>
SCHOOL DIST. 20	\$ <u>1428.30</u>
DELINQUENT 20	\$ <u>4459.44</u>
TOTAL ***** \$ <u>6206.34</u>	

MUNICIPAL FEES DUE:

SEWER 20	\$ <u>1034.16</u>
WATER 20	\$ _____
TOTAL ***** \$ <u>1034.16</u>	

SURCHARGE FEE (DSTE)	\$ <u>90.00</u>
MISC. _____	\$ _____
_____	\$ _____
TOTAL ***** \$ <u>-0-</u>	

TOTAL COSTS (OPENING BID) \$ 9468.83

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

Susquehanna Bank VS Arthur Foy

NO. 17-10 ED NO. 1677-09 JD

DATE/TIME OF SALE: Aug. 4 0900

BID PRICE (INCLUDES COST) \$ 946083

POUNDAGE - 2% OF BID \$ 189.37

TRANSFER TAX - 2% OF FAIR MKT \$ -

MISC. COSTS \$ -

TOTAL AMOUNT NEEDED TO PURCHASE \$ 9658.21

PURCHASER(S): Arthur Foy

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

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

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

TOTAL DUE: \$ 9658.21

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 8308.21

**McNERNEY, PAGE, VANDERLIN & HALL**  
ATTORNEYS AND COUNSELLORS AT LAW

George V. Cohen  
Michael H. Collins  
Peter G. Facey  
T. Max Hall  
Benjamin E. Landon  
Thomas C. Marshall  
Ann S. Pepperman  
Cynthia Ranck Person  
Robin A. Read  
Rebecca L. Reinhardt  
N. Randall Sees  
Ryan M. Tira  
Levi I. Woodward  
E. Eugene Yaw\*  
\*PA Senate

433 Market Street  
P.O. Box 7  
Williamsport, PA 17703  
Telephone: 570-326-6555  
FAX: 570-326-3170  
Office e-mail: [mpvh@mpvhlaw.com](mailto:mpvh@mpvhlaw.com)  
◀◀◀▶▶▶▶  
Hall's Station Office  
21 Kristi Road, Suite 1  
Pennsdale, PA 17756  
Telephone: 570-546-5111  
FAX: 570-546-7561  
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Of Counsel  
Garth D. Everett\*

\* PA House of Representatives

---

Joseph M. McNerney 1939-1967  
Allen P. Page, Jr. 1949-1975  
O. William Vanderlin 1950-1999  
Charles J. McKelvey 1969-2000

---

REPLY TO:  
WILLIAMSPORT

September 5, 2010

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

Re: Susquehanna Bank, successor to Susquehanna  
Bank PA vs. Patti A. Frey; Columbia County  
Civil Action No. 2009 CV-1617

Dear Sheriff Chamberlain:

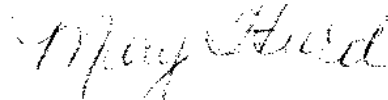
Per your request, enclosed please find a copy of the mortgage in the  
above-referenced matter.

The Grantee name for the deed is Susquehanna Bank, successor to  
Susquehanna Bank PA. Their address is 329 Pine Street, Williamsport,  
Lycoming County, Pennsylvania.

Please contact me if you have any questions or need further information in  
order to prepare the deed.

Very truly yours,

McNERNEY, PAGE, VANDERLIN & HALL



Mary M. Hurd, Paralegal

Enclosure



OFFICIAL CHECK

5/209  
110

110318003

Date: 8/10/10

Pay to the  
order of COLUMBIA COUNTY SHERIFF  
EXACTLY \*\*8,308 AND 21/100 DOLLARS

8.21

M E M O:

FREY

ISSUED BY: MONETGRAM PAYMENTS SYSTEMS, INC.  
P.O. BOX 94/16 MINNEAPOLIS MN 55480  
DRAWEE: BOSTON SAFE DEPOSIT & TRUST COMPANY  
BOSTON, MA

⑈00110318003⑈ ⑈0011007092

10-5-10  
Will send deed  
Instr. & M.H.

County 024

PARCEL ID: 17,028-009-01,000

TAX YEAR: 2010

ALTERNATE ID:

VERSION: 22

UPDATED: 3 RNEWHART

on 07/14/2010 08:32 am

CUR: Y

Owner: FREY PATIIA

Multi Owners: N

Billroll: PRIM .PRIMARY

Stub/Receipt:

Date Rcvd:

Location: 2950 STATE ROUTE 42

Owner Occupy:

Bankruptcy Flag: Y

Delq Year	Billroll	Tax	Penalty	Interest	Fees/ Other	Total
2008	PRIM	1,749.30	172.50	259.38	190.00	2,371.18
2009	PRIM	1,749.30	172.50	85.46	75.00	2,083.26
<b>Total:</b>		3,498.60	345.00	345.84	265.00	4,454.44

Last Payment:

Last Notice Date: 06/21/2010

Type: NOT

Stay Agreement: NO

Stay Year:

Date:

Tax Sale Type: U UPSET

Date:

Tax Sale Status: BKRP BANKRUPTCY

4,454.44

5.7 Tax cert.

4,454.44 - Total amount

**McNERNEY, PAGE, VANDERLIN & HALL**  
ATTORNEYS AND COUNSELLORS AT LAW

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Michael H. Collins  
Peter G. Facey  
T. Max Hall  
Benjamin E. Landon  
Thomas C. Marshall  
Ann S. Pepperman  
Cynthia Ranck Person  
Robin A. Read  
Rebecca L. Reinhardt  
N. Randall Soes  
Ryan M. Tira  
Levi I. Woodward  
E. Eugene Yaw\*  
\*PA Senate

433 Market Street  
P.O. Box 7  
Williamsport, PA 17703  
Telephone: 570-326-6555  
FAX: 570-326-3170  
Office e-mail: [mpvh@mpvhlaw.com](mailto:mpvh@mpvhlaw.com)  
◀◀◀▶▶▶▶▶  
Hall's Station Office  
21 Kristi Road, Suite 1  
Pennsdale, PA 17756  
Telephone: 570-546-5111  
FAX: 570-546-7561  
[www.mpvhlaw.com](http://www.mpvhlaw.com)

Of Counsel  
Garth D. Everett\*  
\* PA House of Representatives

Joseph M. McNerney 1939-1967  
Allen P. Page, Jr. 1949-1975  
O. William Vanderlin 1950-1999  
Charles J. McKelvey 1969-2000

REPLY TO:  
WILLIAMSPORT

April 27, 2010

via facsimile 389-5625

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

Re: Susquehanna Bank, successor to Susquehanna  
Bank PA vs. Patti A. Frey; Columbia County  
Civil Action No. 2009 CV-1617

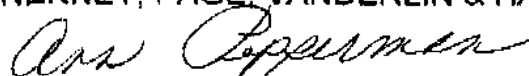
Dear Sheriff Chamberlain:

Please postpone the scheduled sale of April 28, 2010 in the above-referenced matter and continue same for August 4, 2010 at 9:00 a.m. Please announce at the April 28, 2010 sale date that this matter has been rescheduled.

Thank you for your assistance in this matter.

Very truly yours,

McNERNEY, PAGE, VANDERLIN & HALL



Ann S. Pepperman

ASP/mmh

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
HARRISBURG, PA 17128-1230

**SENDER: COMPLETE THIS SECTION**  
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.  
Article Addressed to:

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET-5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

2. Article Number

(Transfer from service label)

7007 3020 0001 4837 7962

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

2. Article Number

(Transfer from service label)

7007 3020 0001 4837 7979

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OFFICE OF F.A.I.R.  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

2. Article Number

(Transfer from service label)

7007 3020 0001 4837 7986

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-11

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Signature]*

☐ Agent  
☒ Addressee

B. Received by (Printed Name)

Michael Kane

C. Date of Delivery

2/22/10

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Signature]*

☐ Agent  
☒ Addressee

B. Received by (Printed Name)

DAVID RICE

C. Date of Delivery

FEB 18 2010

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Signature]*

☐ Agent  
☒ Addressee

B. Received by (Printed Name)

R. Potter

C. Date of Delivery

FEB 18 2010

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

**CHARLES A. SZYBIST**  
**LAW OFFICE**

---

Charles A. Szybist  
e-mail: [charles.szybist@verizon.net](mailto:charles.szybist@verizon.net)

423 Mulberry Street  
Williamsport, PA 17701-6379  
Telephone (570) 326-0559  
Fax (570) 326-7460  
April 26, 2010

Mark C. Szybist  
e-mail: [mszybist@verizon.net](mailto:mszybist@verizon.net)

Ann S. Pepperman, Esquire  
McNerney, Page, Vanderlin & Hall  
433 Market Street  
Williamsport, PA 17701  
[apepperman@mpvhlaw.com](mailto:apepperman@mpvhlaw.com)

Re: Susquehanna Bank, successor to Susquehanna Bank PA v. Patti A. Frey,  
2009-CV-1617, 2010-ED-17

Susquehanna Bank, successor to WNB Bank v. Joseph A. Lozak and  
Patricia A. Frey, a/k/a Patti A. Frey, 2009-CV-1618, 2010-ED-18

In re: Patricia A. Frey, a/k/a Patti A. Frey, 5:10-bk-03457

Dear Ms. Pepperman:

Please be advised that we have been retained by Patricia A. Frey, a defendant in the Columbia County civil actions captioned above, and that we have filed a chapter 13 bankruptcy petition on Ms. Frey's behalf. The bankruptcy case number is 5:10-bk-03457. A copy of the Notice of Bankruptcy Case Filing is enclosed.

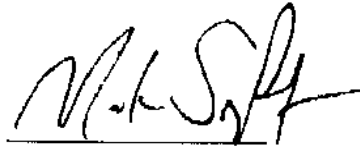
A public sale of Ms. Frey's real estate at 219 Devil Hole Run Road in Benton was previously scheduled for Wednesday, April 28, 2010 at 9:30 a.m. in case number 2009-CV-1618, 2010-ED-18. A public sale of her real estate at 2950 State Route 42, Millville, Greenwood Township, was scheduled for the same date in case number 2009-CV-1617, 2010-ED-17. By copy of this letter, I am notifying the Columbia County Sheriff that both sales are be canceled due to the filing of the bankruptcy petition.

We will be filing Ms. Frey's bankruptcy schedules and statements and her chapter 13 plan in due course. If you have any questions in the meantime, please do not hesitate to call me.

Thank you very much.



Very Truly Yours,

A handwritten signature in black ink, appearing to read 'M. C. Szybist', written over a horizontal line.

Mark C. Szybist

encl.

cc: Timothy T. Chamberlain, Columbia County Sheriff  
Patricia A. Frey

USBC PAM - LIVE - VERSION 3.3.3

Page 1 of 1

United States Bankruptcy Court  
Middle District of Pennsylvania

## Notice of Bankruptcy Case Filing

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 13 of the United States Bankruptcy Code, entered on 04/26/2010 at 5:30 PM and filed on 04/26/2010.



Patricia A Frey  
219 Devil Hole Run Road  
Benton, PA 17814  
SSN / ITIN: xxx-xx-7243  
aka  
Patti A Frey

The case was filed by the debtor's attorney:

Charles A. Szybist  
423 Mulberry Street  
Williamsport, PA 17701  
570 326-0559

The case was assigned case number 5:10-bk-03457.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page <http://ecf.pamb.uscourts.gov/> or at the Clerk's Office, U.S. Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, PA 18701.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

Terrence S. Miller  
Clerk, U.S. Bankruptcy Court

PACER Service Center			
Transaction Receipt			
04/26/2010 17:30:05			
PACER Login:	cs0224	Client Code:	
Description:	Notice of Filing	Search Criteria:	5:10-bk-03457
Billable Pages:	1	Cost:	0.08

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(370) 784-6300

SUSQUEHANNA BANK, SUCCESSOR TO  
SUSQUEHANNA BANK PA

VS

Docket # 17ED2010

MORTGAGE FORECLOSURE

PATTI A FREY

AFFIDAVIT OF SERVICE

NOW, THIS TUESDAY, APRIL 20, 2010, AT 3:45 PM, SERVED THE WITHIN MORTGAGE FORECLOSURE UPON PATTI FREY AT 2950 SR 42, MILLVILLE BY HANDING TO CAROLYN LOZAK, AIC PLACE OF BUSINESS, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

*Timothy T. Chamberlain*

SHERIFF TIMOTHY T. CHAMBERLAIN

SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, APRIL 21, 2010

*Sarah Jane Klingaman*  
NOTARY PUBLIC

*[Signature]*  
J. ARTER  
DEPUTY SHERIFF

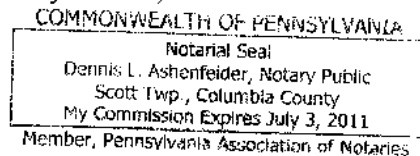
Notarial Seal  
SARAH JANE KLINGAMAN  
Notary Public  
Town of Bloomsburg, Columbia County PA  
My Commission Expires September 30, 2012

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 April 7, 14, 21, 2010 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 21st day of April, 2010.

(Notary Public)



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.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 2/12/2010

SERVICE# 1 - OF - 9 SERVICES  
DOCKET # 17ED2010

PLAINTIFF SUSQUEHANNA BANK, SUCCESSOR TO SUSQUEHANNA  
BANK PA

DEFENDANT PATTI A FREY  
ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

PERSON/CORP TO SERVED	PAPERS TO SERVED
PATTI FREY	MORTGAGE FORECLOSURE
219 DEVIL HOLE RUN ROAD	
BENTON	

SERVED UPON CARDIYN LOZAK

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

DATE 4-20-10 TIME 1545 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

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

F. OTHER (SPECIFY) SERVED CARDIYN LOZAK, AIC.  
JOE LOZAK'S MOTHER AT HIS BUSINESS  
THE IDIA HOTEL MILLVILLE PA.

ATTEMPTS  
DATE TIME OFFICER REMARKS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPUTY J. Arter DATE 4-20-10

MAIN STREET OFFICE  
16 West Main Street  
Bloomsburg, PA 17815-1703  
570.389.0663 telephone  
570.389.8027 facsimile

Susan M. Hill  
Wm. Kim Hill

# HARDING & HILL LLP

ATTORNEYS AT LAW

THIRD STREET OFFICE  
38 West Third Street  
Bloomsburg, PA 17815-1707  
570.784.6770 telephone  
570.784.6075 facsimile

Elwood R. Harding  
P. Jeffrey Hill

April 19, 2010

**HAND DELIVERED**

Columbia County Sheriff's Office  
Attn: Timothy Chamberlain, Sheriff  
Columbia County Courthouse  
Bloomsburg, PA 17815

**RE: Greenwood Township Municipal Authority vs. Patti A. Frey t/a Iola Hotel**

Dear Tim:

Enclosed please find a time-stamped copy of the Municipal Lien Claim for Sewer Rental Fees as well as a time-stamped copy of the Notice By Prothonotary Under Pa. R.C.P. 236 of Entry of Municipal Lien filed in the above matter. The total amount of the lien is for \$1,004.16 (\$859.16 plus attorney's fees and filing costs of \$145.00).

**Please note:** There is a Sheriff's Sale scheduled for **Thursday, April 28, 2010**, on the property listed on the lien, known as Iola Hotel, and if sold, the lien of \$1,004.16 must be collected.

If you have any questions regarding this matter, please contact my office.

Very truly yours,

Harding & Hill, LLP



P. Jeffrey Hill, Esquire

PJH/ts

Enclosures

cc. Greenwood Township Municipal Authority

GREENWOOD TOWNSHIP MUNICIPAL  
AUTHORITY,

PLAINTIFF

VS.

PATTI A. FREY,

DEFENDANT

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA.

:  
:  
: CIVIL ACTION

:  
: NO. 42 ML OF 2010

**MUNICIPAL LIEN**  
**CLAIM FOR SEWER RENTAL FEES**

The Greenwood Township Municipal Authority, Columbia County, Pennsylvania, hereby files a claim against Patti A. Frey t/a Iola Hotel, owner of the property described herein for sewer usage and rental fees due and owing from the aforesaid owner and asserted upon the property described herein, and registered for non-payment according to law in the amount of Eight Hundred Fifty-nine and 16/100 (\$859.16), together with costs and attorney's fees of One Hundred Forty-five (\$145.00) Dollars leaving a total balance due and owing of One Thousand Four and 16/100 (\$1,004.16) for the period from September 30, 2009, to April 1, 2010, inclusive and continuing thereafter, which is claimed as a lien against the premises described in Exhibit "A" attached hereto, said sewer rental fees were duly authorized and directed to be levied by a Resolution of said Authority, duly adopted on the 20th day of September, 2007, in accordance with the Municipalities Authorities Act of May 2, 1945, P. L. Section 382, et seq., as amended from time to time.

LAW OFFICES  
HARDING & HILL, LLP

  
P. JEFFREY HILL, ESQUIRE

Solicitor, Greenwood Township Municipal  
Authority

38 West Third Street  
Bloomsburg, PA 17815  
(570) 784-6770  
Attorney ID #30004

RECEIVED  
JUN 10 2010

LA 1000 61 217 0002



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

**Instrument Number - 200711506  
Recorded On 11/9/2007 At 1:43:33 PM**

**\* Total Pages - 5**

**\* Instrument Type - DEED  
Invoice Number - 115096  
\* Grantor - HOTEL IOLA INC  
\* Grantee - FREY, PATTI A  
User - TSA**

**\* FEES**

STATE TRANSFER TAX	\$1,650.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
AFFORDABLE HOUSING	\$13.00
RECORDING FEES -	\$13.00
RECORDER	
RECORDER IMPROVEMENT	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
MILLVILLE AREA SCHOOL	\$825.00
REALTY TAX	
GREENWOOD TOWNSHIP	\$825.00
TOTAL PAID	\$3,341.50

**This is a certification page**

**DO NOT DETACH**

**This page is now part  
of this legal document.**

**RETURN DOCUMENT TO:  
MAIL JOSEPH L RIDER**

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



*Beverly J. Michael*

**Beverly J. Michael  
Recorder of Deeds**

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

ALL-STATE LEGAL®

**EXHIBIT**

A



# The Indenture

Made this 5th day of November, in the year  
Two Thousand Seven (2007)

**Between** HOTEL IOLA, INC., a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, having its principal office and place of business located in the Township of Greenwood, County of Columbia, Commonwealth of Pennsylvania, party of the first part, GRANTOR

AND

PATTI A. FREY of the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, party of the second part, GRANTEE

**Witnesseth**, That the said party of the first part, for and in consideration of the sum of ONE HUNDRED SIXTY-FIVE THOUSAND (\$165,000)

-----Dollars  
unto it well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, her heirs and assigns, forever:

**All** that certain piece, parcel and tract of land in the Village of Iola, Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southerly right-of-way of Pennsylvania State Highway Legislative Route No. 239 (Traffic Route No. 42) leading from Millville to Muncy Valley, said pin being twenty-five (25) feet distant from the center line of said Highway, said pin also being at the northwest corner of lands of Clyde E. and Maude and Hanna Shoemaker; thence along the westerly line of lands of said Shoemaker, south twenty-eight (28) degrees eight (08) minutes east, three hundred eleven and ninety-six hundredths (311.96) feet to an iron pin on the northerly line of lands of Jesse J. and Mary E. Robbins; thence along the northerly line of lands of said Robbins, south fifty-one (51) degrees fifty-two (52) minutes west, ninety-one and one-hundredth (91.01) feet to an iron pin at the southeast corner of lands of Darwood D. and Darla Henrie; thence along the easterly line of lands of said Henrie, north thirty-six (36) degrees eight (08) minutes west, one hundred ninety-four (194) feet to an iron pin at the southwest corner of lands of Davis Brenner; thence along the southerly line of lands of said Brenner, north fifty-three (53) degrees fifty-two (52) minutes east, twenty-five (25) feet to an iron pin at the southeast corner of lands of said Brenner; thence along the easterly line of lands of said Brenner, north thirty-six (36) degrees eight (08) minutes west, eighty-nine and thirty-eight hundredths

(89.38) feet to an iron pin on the southerly right-of-way of the above mentioned Pennsylvania State Highway Legislative Route No. 239 (Traffic Route No. 42); thence along said right-of-way on a curve to the right having a delta angle of thirty-three (33) degrees twelve (12) minutes twenty-six (26) seconds, a radius of one hundred ninety-seven and eighty-seven hundredths (197.87) feet and a tangent of fifty-nine (59) feet for a distance of one hundred fourteen and sixty-eight hundredths (114.68) feet to the place of beginning.

Containing 31,050.40 square feet of land in all.

THIS description was prepared from draft survey of T. Bryce James, R. S., dated October 10, 1972.

BEING the same premises which Ida Louise Robbins conveyed to Hotel Iola, Inc. by deed dated March 10, 1987 and recorded in Columbia County Record Book 387, page 860.

EXCEPTING AND RESERVING all that certain piece, parcel or tract of land situate in the Village of Iola, Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a railroad spike set at the northeasterly corner of lands of Darwood D. and Darla Henrie, said spike also being along the southerly right-of-way line of State Route 0042; thence along said right-of-way line by a curve to the right having the chord bearing North twenty-one (21) degrees twenty-four (24) minutes fifteen (15) seconds East and distance fifty-three and thirty-three hundredths (53.33) feet to a railroad spike set along the southerly right-of-way line of State Route 0042, said spike also being at the northwesterly corner of lands of Hotel Iola, Inc.; thence along the line of lands of said Hotel Iola, Inc., South thirty-six (36) degrees eight (08) minutes zero (00) seconds East, one hundred sixty-nine and ninety-two hundredths (169.92) feet to a rebar set; thence along lands of same, South fifty-three (53) degrees thirty-four (34) minutes fifteen (15) seconds West, forty-five (45) feet to a rebar set, along the easterly line of lands of Darwood D. and Darla Henrie; thence along the easterly line of lands of said Henrie, North thirty-six (36) degrees eight (08) minutes zero seconds West, one hundred forty-one and fifty-two hundredths (141.52) feet to the place of beginning.

Containing 7,067.512 square feet of land in all.

THIS description is prepared in accordance with a draft of survey prepared by Bafile, James and Associates dated August 18, 1989, and approved for subdivision by the Columbia County Planning Commission on October 10, 1989.

BEING the same premises which Hotel Iola, Inc. and Ida Louise Robbins, individually conveyed to William A. Weiss and Donna L. Weiss, his wife by deed dated January 26, 1990 and recorded in Columbia County in Record Book 445, page 310.

*Together with all and singular the building improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said party of the first part, its successors and assigns, in law, equity or otherwise, howsoever, of, in and to the same, and every part thereof.*

To have and to hold the said

hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said party Y of the second part, her heirs and assigns, to and for the only proper use and behoof of the said party of the second part, her heirs and assigns, forever

And the said party of the first part, for itself and its successors, does by these presents covenant, grant and agree to and with the said party of the second part, her heirs and assigns, that it, the said party of the first part, and its successors, all and singular the hereditaments and premises hereinabove described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said party Y of the second part, her heirs and assigns, against it, the said party of the first part and its successors, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through, from or under it-----

shall and will Warrant and forever Defend

The Hotel Iola, Inc.-----, the said party of the first part, doth hereby constitute and appoint Kathleen A. Omlor,----- to be its attorney, for it and in its name, and as and for its corporate act and deed, to acknowledge this Indenture before any person having authority by the laws of the Commonwealth of Pennsylvania to take such acknowledgment, to the intent that the same may be duly recorded.

This Deed is made under and by virtue of a resolution of the Board of Directors of the party of the first part, duly passed at a meeting thereof duly and legally held on the 8th day of October, 2007


In Witness Whereof.

Hotel Iola, Inc., Grantor

the said party of the first part, has caused these presents to be signed by its President or a Vice President, and its corporate seal to be hereunto affixed, duly attested by its Secretary or an Assistant Secretary, the day and year first above written.

Signed, Sealed and Delivered  
In the Presence of

ATTEST:

  
Hotel Iola, Inc.  
By: Kathleen A. Omlor



Commonwealth of Pennsylvania

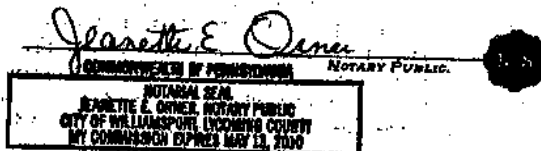
County of Lycoming

ss.

I Herby Certify that on this 6th day of November, A. D. 2007, before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Kathleen A. Omlor, the attorney named in the foregoing Indenture, and by virtue and in pursuance of the authority therein conferred upon him, acknowledged the said Indenture to be the act and deed of the said Hotel Iola, Inc. to the intent that the same may be duly recorded.

Witness my hand and Notarial Seal the day and year aforesaid.

MY COMMISSION EXPIRES  
May 13 2010



I Herby Certify that the precise address of the grantee herein is  
2950 St. Rt. 42  
Millville, PA 17846  
219 Devils Hole Run RD  
BANTON PA. 17814



Hotel Iola, Inc., GRANTOR

TO

Patti A. Frey, GRANTEE



Dated, November 5, 2007

Commonwealth of Pennsylvania

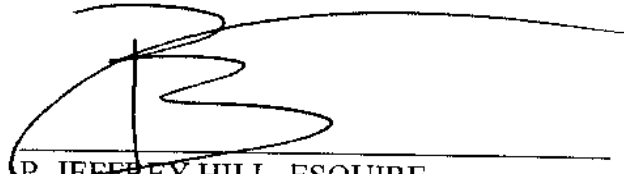
County of

ss.

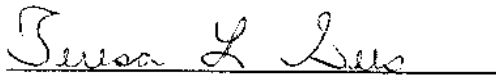
Recorded on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_  
in the Recorder's Office of said County  
in DEED Book \_\_\_\_\_ Vol. \_\_\_\_\_ PAGE \_\_\_\_\_  
Given under my hand and seal of the said office  
the date above written.

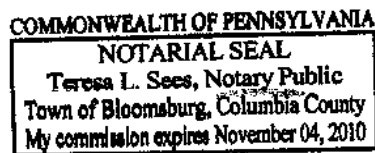
**VERIFICATION**

P. JEFFREY HILL, Esquire, being duly sworn according to law, deposes and says that he is the Solicitor for Greenwood Township Municipal Authority, Columbia County, Pennsylvania, above named, and that the facts set forth in the foregoing claim are true and correct to the best of his knowledge, information and belief.

  
P. JEFFREY HILL, ESQUIRE

Sworn to and Subscribed  
before me this 19<sup>TH</sup> day  
of APRIL, 2010.

  
Notary Public



GREENWOOD TOWNSHIP MUNICIPAL  
AUTHORITY,

PLAINTIFF

VS.

PATTI A. FREY,

DEFENDANT

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA.

:

:

: CIVIL ACTION

:

: NO. 42 ML OF 2010

**NOTICE BY PROTHONOTARY**  
**UNDER PA. R.C.P. 236**  
**OF ENTRY OF MUNICIPAL LIEN**

**TO: PATTI A. FREY, Defendant**  
**219 Devils Hole Run Road**  
**Benton, PA 17814**

1. You are hereby notified that the claim referred to in the caption was entered in the Court of Common Pleas of Columbia County as a municipal lien against the real estate in Greenwood Township which is owned by you and described in "Exhibit A" which is attached hereto.

2. This municipal lien, and the documents filed by the Plaintiff with the Prothonotary in support of the municipal lien, have been entered, indexed, filed and docketed under the names and to the civil action number and the municipal lien docket number as shown in the caption.

3. The description of the real estate against which this municipal lien was entered is more fully described in Exhibit "A" which is attached hereto and incorporated herein.

4. This municipal lien was entered for the following amount: One Thousand Four and 16/100 (\$1,004.16) Dollars which includes costs and attorney's fees and other charges lawfully due thereon.

5. A copy of all the documents filed by the Plaintiff with the Prothonotary in support of this municipal lien is enclosed with this Notice.

DATED: 4/19/2010

Tamara B. Kline  
PROTHONOTARY



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

Instrument Number - 200711506  
Recorded On 11/9/2007 At 1:43:33 PM  
\* Instrument Type - DEED  
Invoice Number - 115096  
\* Grantor - HOTEL IOLA INC  
\* Grantee - FREY, PATTIA  
User - TSA

\* Total Pages - 5

**\* FEES**

STATE TRANSFER TAX	\$1,650.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
AFFORDABLE HOUSING	\$13.00
RECORDING FEES -	\$13.00
RECORDER	
RECORDER IMPROVEMENT FUND	\$3.00
COUNTY IMPROVEMENT FUND	\$2.00
MILLVILLE AREA SCHOOL	\$825.00
REALTY TAX	
GREENWOOD TOWNSHIP	\$825.00
TOTAL PAID	\$3,341.50

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

**RETURN DOCUMENT TO:  
MAIL JOSEPH L RIDER**

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



*Beverly J. Michael*

Beverly J. Michael  
Recorder of Deeds

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

U.S. STATE LEGAL

EXHIBIT

A

# Third Indenture

Made the 5th day of November, in the year  
Two Thousand Seven (2007)

**Between** HOTEL IOLA, INC., a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, having its principal office and place of business located in the Township of Greenwood, County of Columbia, Commonwealth of Pennsylvania, party of the first part, GRANTOR

AND

PATTI A. FREY of the Township of Pine, County of Columbia and Commonwealth of Pennsylvania, party of the second part, GRANTEE

**Witnesseth**, That the said party of the first part, for and in consideration of the sum of ONE HUNDRED SIXTY-FIVE THOUSAND (\$165,000)

-----Dollars  
unto it well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, her heirs and assigns, forever:

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BEGINNING at an iron pin on the southerly right-of-way of Pennsylvania State Highway Legislative Route No. 239 (Traffic Route No. 42) leading from Millville to Muncy Valley, said pin being twenty-five (25) feet distant from the center line of said Highway, said pin also being at the northwest corner of lands of Clyde E. and Maude and Hanna Shoemaker; thence along the westerly line of lands of said Shoemaker, south twenty-eight (28) degrees eight (08) minutes east, three hundred eleven and ninety-six hundredths (311.96) feet to an iron pin on the northerly line of lands of Jesse J. and Mary E. Robbins; thence along the northerly line of lands of said Robbins, south fifty-one (51) degrees fifty-two (52) minutes west, ninety-one and one-hundredth (91.01) feet to an iron pin at the southeast corner of lands of Darwood D. and Darla Henrie; thence along the easterly line of lands of said Henrie, north thirty-six (36) degrees eight (08) minutes west, one hundred ninety-four (194) feet to an iron pin at the southwest corner of lands of Davis Brenner; thence along the southerly line of lands of said Brenner, north fifty-three (53) degrees fifty-two (52) minutes east, twenty-five (25) feet to an iron pin at the southeast corner of lands of said Brenner; thence along the easterly line of lands of said Brenner, north thirty-six (36) degrees eight (08) minutes west, eighty-nine and thirty-eight hundredths



(89.38) feet to an iron pin on the south right-of-way of the above mentioned Pennsylvania State Highway Legislative Route No. 239 (Traffic Route No. 42); thence along said right-of-way on a curve to the right having a delta angle of thirty-three (33) degrees twelve (12) minutes twenty-six (26) seconds, a radius of one hundred ninety-seven and eighty-seven hundredths (197.87) feet and a tangent of fifty-nine (59) feet for a distance of one hundred fourteen and sixty-eight hundredths (114.68) feet to the place of beginning.

Containing 31,050.40 square feet of land in all.

THIS description was prepared from draft survey of T. Bryce James, R. S., dated October 10, 1972.

BEING the same premises which Ida Louise Robbins conveyed to Hotel Iola, Inc. by deed dated March 10, 1987 and recorded in Columbia County Record Book 387, page 860.

EXCEPTING AND RESERVING all that certain piece, parcel or tract of land situate in the Village of Iola, Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

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BEING the same premises which Hotel Iola, Inc. and Ida Louise Robbins, individually conveyed to William A. Weiss and Donna L. Weiss, his wife by deed dated January 26, 1990 and recorded in Columbia County in Record Book 445, page 310.

*Together with all and singular the building improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever therunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said party of the first part, its successors and assigns, in law, equity or otherwise, howsoever, of, in and to the same, and every part thereof.*

To have and to hold the said

hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, her heirs and assigns, to and for the only proper use and behoof of the said party of the second part, her heirs and assigns, forever

And the said party of the first part, for itself and its successors, does by these presents covenant, grant and agree to and with the said party of the second part, her heirs and assigns, that it, the said party of the first part, and its successors, all and singular the hereditaments and premises hereinabove described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, her heirs and assigns, against it, the said party of the first part and its successors, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through, from or under it-----

shall and will Warrant and forever Defend

The Hotel Iola, Inc.-----, the said party of the first part, doth hereby constitute and appoint Kathleen A. Omlor,----- to be its attorney, for it and in its name, and as and for its corporate act and deed, to acknowledge this Indenture before any person having authority by the laws of the Commonwealth of Pennsylvania to take such acknowledgment, to the intent that the same may be duly recorded.

This Deed is made under and by virtue of a resolution of the Board of Directors of the party of the first part, duly passed at a meeting thereof duly and legally held on the 8th day of October, 2007

In Witness Whereof.

Hotel Iola, Inc., Grantor  
the said party of the first part, has caused these presents to be signed by its President or a Vice President, and its corporate seal to be hereunto affixed, duly attested by its Secretary or an Assistant Secretary, the day and year first above written.

Signed, Sealed and Delivered  
In the Presence of

ATTEST:

  
Hotel Iola, Inc.  
by: Kathleen A. Omlor



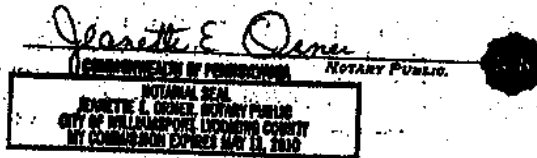
**Commonwealth of Pennsylvania**

**County of** Lycoming

**I Herby Certify** that on this 6th day of November A. D. 2007, before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Kathleen A. Omlor, the attorney named in the foregoing Indenture, and by virtue and in pursuance of the authority therein conferred upon him, acknowledged the said Indenture to be the act and deed of the said Hotel Iola, Inc. to the intent that the same may be duly recorded.

**Witness** my hand and Notarial Seal the day and year aforesaid.

MY COMMISSION EXPIRES  
May 13 2010



**I Herby Certify** that the precise address of the grantee herein is  
2950 St. Rt. 42  
Millville, PA 17846  
219 Devils Hole Run RD  
Benton PA 17814

**Hotel Iola, Inc., GRANTOR**

**TO**

**Patti A. Frey, GRANTEE**

**Dated, November 5, 2007**

**Commonwealth of Pennsylvania**

**County of** Lycoming

**Recorded** on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_  
in the Recorder's Office of said County  
in DEED Book \_\_\_\_\_ Vol. \_\_\_\_\_ PAGE \_\_\_\_\_  
Given under my hand and seal of the said office  
the date above written.

## Statement

Date
4/1/2010

To:
Iola Hotel c/o Patti Frey 219 Devils Hole Run Road Benton, PA 17814

Date		Transaction		Amount Due	Amount Enc.
				\$859.16	
				Amount	Balance
09/30/2009	INV Due 09/30/2009. Orig. Amount \$259.16. --- Past-Due Amount \$259.16			259.16	259.16
12/31/2009	INV Due 12/31/2009. Orig. Amount \$250.00. --- 4th. Quarter \$250.00			250.00	509.16
04/01/2010	INV #16. Due 04/01/2010. Orig. Amount \$350.00. --- 1st. Quarter, 2 @ \$175.00 = 350.00			350.00	859.16
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
350.00	0.00	0.00	0.00	509.16	\$859.16

cts of Aug. 2 B 1,034.16

TIMOTHY T. CHAMBERLAIN



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

SUSQUEHANNA BANK

VS.

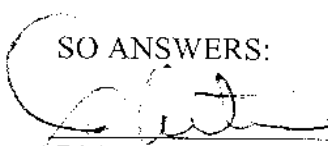
PATTI FREY

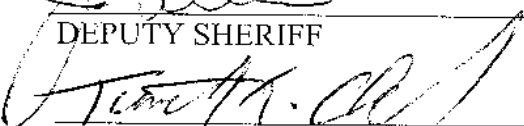
WRIT OF EXECUTION #17 OF 2010 ED

POSTING OF PROPERTY

March 25, 2010 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF PATTI FREY AT 2950 STATE ROUTE 42 MILLVILLE  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
CHIEF DEPUTY SHERIFF JAMES ARTER.

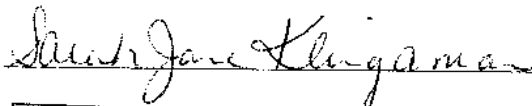
SO ANSWERS:

  
DEPUTY SHERIFF

  
TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 25<sup>TH</sup> DAY OF MARCH 2010



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

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: J. ARTER  
DATE RECEIVED 2/12/2010

SERVICE# 2 - OF - 9 SERVICES  
DOCKET # 17ED2010

PLAINTIFF SUSQUEHANNA BANK, SUCCESSOR TO SUSQUEHANNA  
BANK PA

DEFENDANT PATTI A FREY  
ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

PERSON/CORP TO SERVED
DENETTE FARR-TAX COLLECTOR
858 CHESTNUT ROAD
MILLVILLE

PAPERS TO SERVED  
MORTGAGE FORECLOSURE

SERVED UPON Joe FARR

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

DATE 2-22-10 TIME 11:55 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. Arter

DATE 2-22-10

JUNTY OF COLUMBIA  
REAL ESTATE TAX LIEN CERTIFICATE

DATE: 17-FEB-10

FEE: \$5.00

CERT. NO: 7084

FREY PATTI A  
219 DEVILS HOLE RUN ROAD  
BENTON PA 17814

DISTRICT: GREENWOOD TWP  
DEED: 20071-1506  
LOCATION: 2950 STATE ROUTE 42  
PARCEL: 17 -02B-009-01,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
2008	PRIM	2,184.13	43.24	55.00	2,282.37
2009	PRIM	1,951.21	43.24	60.00	2,054.45
TOTAL DUE :					\$4,336.82

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

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2009

REQUESTED BY: Timothy T. Chamberlain, Sheriff  
dm.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/12/2010

SERVICE# 6 - OF - 9 SERVICES  
DOCKET # 17ED2010

PLAINTIFF SUSQUEHANNA BANK, SUCCESSOR TO SUSQUEHANNA  
BANK PA

DEFENDANT PATTI A FREY  
ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

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

SERVED UPON Renee Newhart

RELATIONSHIP office manager IDENTIFICATION \_\_\_\_\_

DATE 2-17-10 TIME 0806 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 Fullison DATE 2-17-10



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 2/12/2010

SERVICE# 3 - OF - 9 SERVICES  
DOCKET # 17ED2010

PLAINTIFF SUSQUEHANNA BANK, SUCCESSOR TO SUSQUEHANNA  
BANK PA

DEFENDANT PATTI A FREY  
ATTORNEY FIRM MCNERNEY, PAGE, VANDERLIN & HALL

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

SERVED UPON Maureen Cole

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

DATE 2-17-10 TIME 0835 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: ☒ A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB 8 POE \_\_\_\_\_ CCSO \_\_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
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ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J. Allison DATE 2-17-10

# REAL ESTATE OUTLINE

ED # 17-10

DATE RECEIVED 2-12-10  
DOCKET AND INDEX 2-16-10

## 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>110071985</u>

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

SALE DATE	<u>Apr 28, 10</u>	TIME <u>0930</u>
POSTING DATE	<u>Mar 25, 10</u>	
ADV. DATES FOR NEWSPAPER	1 <sup>ST</sup> WEEK <u>Apr 7</u>	
	2 <sup>ND</sup> WEEK <u>14</u>	
	3 <sup>RD</sup> WEEK <u>21 10</u>	

# SHERIFF'S SALE

WEDNESDAY APRIL 28, 2010 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 17 OF 2010 ED AND CIVIL WRIT NO. 1617 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land in the Village of Iola, Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southerly right-of-way of Pennsylvania State Highway Legislative Route No. 239 (Traffic Route No. 42) leading from Millville to Muncy Valley, said pin being twenty-five (25) feet distant from the centerline of said Highway, said pin also being at the northwest corner of lands of Clyde E. and Maude Showmaker; thence along the westerly line of lands of said Shoemaker, south twenty-eight (28) degrees eight (08) minutes east, three hundred eleven and ninety-six hundredths (311.96) feet to an iron pin on the northerly line of lands of Jesse J. and Mary E. Robbins; thence along the northerly line of lands of said Robbins, south fifty-one (51) degrees fifty-two (52) minutes west, ninety-one and one-hundredths (91.01) feet to an iron pin at the southeast corner of lands of lands of Darwood D. and Darla Henrie; thence along the easterly line of lands of said Henrie, north thirty-six (36) degrees eight (08) minutes west, one hundred ninety-four (194) feet to an iron pin at the southwest corner of lands of Davis Brenner; thence along the southerly line of lands of said Brenner, north fifty-three (53) degrees fifty-two (52) minutes east, twenty-five (25) feet to an iron pin at the southeast corner of lands of said Brenner; thence along the easterly line of lands of said Brenner, north thirty-six (36) degrees eight (08) minutes west, eighty-nine and thirty-eight hundredths (89.38) feet to an iron pin on the southerly right-of-way of the above mentioned Pennsylvania State Highway Legislative Route No. 239 (Traffic Route No. 42); thence along said right-of-way on a curve to the right having a delta angle of thirty-three (33) degrees twelve (12) minutes twenty-six (26) seconds, a radius of one hundred ninety-seven and eighty-seven hundredths (197.87) feet and a tangent of fifty-nine (59) feet for a distance of one hundred fourteen and sixty-eight hundredths (114.68) feet to the place of beginning. Containing 31,050.40 square feet of land in all.

THIS description was prepared from draft survey of T. Bryce James, R.S., dated October 10, 1972.

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Containing 7,067.512 square feet of land in all.

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FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 17-028-009-01 in the Office of the Columbia County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Patti A. Frey under a judgement entered against her in the Court of Common Pleas of Columbia County, Pennsylvania, docketed to No. 2009-CV-1617.

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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  
Ann Pepperman  
PO Box 7  
Williamsport, PA 17701

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

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PO Box 7  
Williamsport, PA 17701

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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  
Ann Pepperman  
PO Box 7  
Williamsport, PA 17701

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

SUSQUEHANNA BANK, successor  
to SUSQUEHANNA BANK PA,  
Plaintiff

vs.

PATTI A. FREY,  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA

:  
: 2010-ED-17  
: NO. 2009-CV-1617

:  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE

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The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

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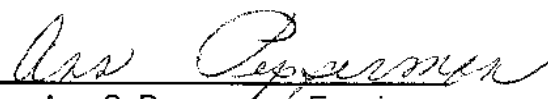
Pennsylvania Bar Association  
Lawyer Referral Service  
100 South Street  
P. O. Box 186  
Harrisburg, PA 17108-0186  
Telephone (800) 692-7375

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Legal Services Office  
168 East Fifth Street  
Bloomsburg, PA 17815  
Telephone (570) 784-8760

Submitted by;

McNERNEY, PAGE, VANDERLIN & HALL

BY:   
Ann S. Pepperman, Esquire  
Attorney for Plaintiff  
I.D. No. 25482

## MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300.00 statutory exemption.
2. Bibles, school books, sewing machines, uniforms and equipment.
3. Most wages and unemployment compensation.
4. Social Security benefits.
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6. Certain veteran and armed forces benefits.
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8. Such other exemptions as may be provided by law.

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:  
: 2010-ES-17  
: NO. 2009-CV-1617

: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE

**THIS CLAIM TO BE FILED WITH THE SHERIFF OF COLUMBIA COUNTY**  
**35 West Main Street, Bloomsburg, PA 17815**

CLAIM FOR EXEMPTION

To The SHERIFF of COLUMBIA COUNTY

I, the within 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

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Telephone)

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. §4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

\_\_\_\_\_  
(Defendant)

**WRIT OF EXECUTION -- (MORTGAGE FORECLOSURE)  
P.R.C.P. 3180 TO 3183 AND RULE 3257**

SUSQUEHANNA BANK, successor to  
SUSQUEHANNA BANK PA,  
Plaintiff

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Exec. No. 2010-ES-17

vs.

Orig. No. 2009-CV-1617

PATTI A. FREY,  
Defendant

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

2950 State Route 42, Millville, Greenwood Township, Columbia County, Pennsylvania

Amount Due .....	\$226,204.66
Interest to 12-10-09 .....	14,406.14
Late Charges .....	1,897.58
Attorneys Fees .....	2,500.00
<b>TOTAL .....</b>	<b>\$245,008.38</b>

plus interest at the interest rate provided in the Note, which, at the current interest rate of 7.75% per annum, accrues at a daily rate of \$48.19017, as adjusted in accordance with the terms of the Note, from December 10, 2009 until paid in full, late charges as they continue to accrue at the rate of \$190.42 per month from December 10, 2009 until payment is made to the Plaintiff and costs.

\_\_\_\_\_  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

Dated: 02-12-2010

BY: Tamara B. Kane, Prothy.  
Barbara A. Subiti, Esq. Deputy

**Proth & Clerk of Sev. Courts**  
**My Com. Ex. 1<sup>st</sup> Monday in 2012**

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SUSQUEHANNA BANK, successor  
to SUSQUEHANNA BANK PA,  
Plaintiff

vs.

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Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA

:  
: 2010-EN-17  
: NO. 2009-CV-1617

:  
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Submitted by;

McNERNEY, PAGE, VANDERLIN & HALL

BY:   
Ann S. Pepperman, Esquire  
Attorney for Plaintiff  
I.D. No. 25482



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Date: \_\_\_\_\_

\_\_\_\_\_  
(Defendant)

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P.R.C.P. 3180 TO 3183 AND RULE 3257**

SUSQUEHANNA BANK, successor to  
SUSQUEHANNA BANK PA,  
Plaintiff

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Exec. No. 2010-ED-17

vs.

Orig. No. 2009-CV-1617

PATTI A. FREY,  
Defendant

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Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

Dated: 02-12-2010 \_\_\_\_\_

BY: Tamara B. Kline, Prothy.  
Barbara N. Smith, Chf. Deputy

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

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SUSQUEHANNA BANK, successor  
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vs.

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Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
:  
:  
: NO. 2009-CV-1617  
:  
: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

COMMONWEALTH OF PENNSYLVANIA :  
: ss  
COUNTY OF COLUMBIA :

ANN S. PEPPERMAN, attorney for Plaintiff and authorized to make this affidavit on its behalf, being duly sworn according to law, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 2950 State Route 42, Millville, Pennsylvania, described in Exhibit "A" attached hereto and made a part of this affidavit.

1. Name and address of owners or reputed owners:

Name

Address

Patti A. Frey

219 Devil Hole Run Road  
Benton, PA 17814

2. Name and address of Defendants in the judgment:

Name

Address

Patti A. Frey

219 Devil Hole Run Road  
Benton, PA 17814

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

<u>Name</u>	<u>Address</u>
Susquehanna Bank, successor to Susquehanna Bank PA	329 Pine Street Williamsport, PA 17701

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

<u>Name</u>	<u>Address</u>
Susquehanna Bank PA, now Susquehanna Bank	329 Pine Street Williamsport, PA 17701

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

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	11 West Main Street Main Street County Annex Bloomsburg, PA 17815
Dennette Farr, Tax Collector	858 Chestnut Road Millville, PA 17846

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

<u>Name</u>	<u>Address</u>
None	

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

<u>Name</u>	<u>Address</u>
None	

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

2/12/10  
Date

Ann S. Peppermari  
Ann S. Peppermari, Esquire



ALL THAT CERTAIN piece, parcel and tract of land in the Village of Iola, Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southerly right-of-way of Pennsylvania State Highway Legislative Route No. 239 (Traffic Route No. 42) leading from Millville to Muncy Valley, said pin being twenty-five (25) feet distant from the center line of said Highway, said pin also being at the northwest corner of lands of Clyde E. and Maude and Hanna Shoemaker; thence along the westerly line of lands of said Shoemaker, south twenty-eight (28) degrees eight (08) minutes east, three hundred eleven and ninety-six hundredths (311.96) feet to an iron pin on the northerly line of lands of Jesse J. and Mary E. Robbins; thence along the northerly line of lands of said Robbins, south fifty-one (51) degrees fifty-two (52) minutes west, ninety-one and one-hundredth (91.01) feet to an iron pin at the southeast corner of lands of Darwood D. and Darla Henrie; thence along the easterly line of lands of said Henrie, north thirty-six (36) degrees eight (08) minutes west, one hundred ninety-four (194) feet to an iron pin at the southwest corner of lands of Davis Brenner; thence along the southerly line of lands of said Brenner, north fifty-three (53) degrees fifty-two (52) minutes east, twenty-five (25) feet to an iron pin at the southeast corner of lands of said Brenner; thence along the easterly line of lands of said Brenner, north thirty-six (36) degrees eight (08) minutes west, eighty-nine and thirty-eight hundredths (89.38) feet to an iron pin on the southerly right-of-way of the above mentioned Pennsylvania State Highway Legislative Route No. 239 (Traffic Route No. 42); thence along said right-of-way on a curve to the right having a delta angle of thirty-three (33) degrees twelve (12) minutes twenty-six (26) seconds, a radius of one hundred ninety-seven and eighty-seven hundredths (197.87) feet and a tangent of fifty-nine (59) feet for a distance of one hundred fourteen and sixty-eight hundredths (114.68) feet to the place of beginning. Containing 31,050.40 square feet of land in all.

THIS description was prepared from draft survey of T. Bryce James, R.S., dated October 10, 1972.

EXCEPTING AND RESERVING all that certain piece, parcel or tract of land situate in the Village of Iola, Township of Greenwood, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a railroad spike set at the northeasterly corner of lands of Darwood D. and Darla Henrie, said spike also being along the southerly right-of-way line of State Route 0042; thence along said right-of-way line by a curve to the right having the chord bearing North twenty-one (21) degrees twenty-four (24) minutes fifteen (15) seconds East and distance fifty-three and thirty-three hundredths (53.33) feet to a railroad spike set along the southerly right-of-way line of State Route 0042, said spike also being at the northwesterly corner of lands of Hotel Iola, Inc.; thence along the line of lands of said Hotel Iola, Inc., South thirty-six (36) degrees eight (08) minutes zero (00) seconds East, one hundred sixty-nine and ninety-two hundredths (169.92) feet to a rebar set; thence along land of same, South fifty-three (53) degrees, thirty-four (34) minutes fifteen (15) seconds West, forty-five (45) feet to a rebar set, along the easterly line of lands of Darwood D. and Darla Henrie; thence along the easterly line of lands of said Henrie, North thirty-six (36) degrees eight (08) minutes zero (00) seconds West, one hundred forty-one and fifty-two hundredths (141.52) feet to the place of beginning. Containing 7,067.512 square feet of land in all.

THIS description is prepared in accordance with a draft of survey prepared by Bafile, James and Associates dated August 18, 1989, and approved for subdivision by the Columbia County Planning Commission on October 10, 1989.

BEING the same premises granted and conveyed unto Patti A. Frey by deed of Hotel Iola, Inc., dated November 5, 2007 and recorded in the Office for the Recording of Deeds in and for Columbia County to Instrument No. 200711506.

FOR IDENTIFICATION PURPOSES ONLY, being known as Parcel No. 17-028-009-01-000 in the Office of the Columbia County Tax Assessor.

SEIZED, taken in execution and to be sold as the property of Patti A. Frey under a judgment entered against her in the Court of Common Pleas of Columbia County, Pennsylvania, docketed to No. 2009-CV-1617.

SUSQUEHANNA BANK, successor	:	IN THE COURT OF COMMON PLEAS OF
to SUSQUEHANNA BANK PA,	:	COLUMBIA COUNTY, PENNSYLVANIA
Plaintiff	:	
	:	
vs.	:	NO. 2009-CV-1617
	:	
PATTI A. FREY,	:	CIVIL ACTION - LAW
Defendant	:	MORTGAGE FORECLOSURE

**NOTICE PURSUANT TO  
PA.R.C.P. 3129.2**

TO: Patti A. Frey, Defendant in the above-captioned matter and owner or reputed owner of the real estate hereinafter described and the following lienholders and interested parties:

Susquehanna Bank, successor to  
Susquehanna Bank PA  
329 Pine Street  
Williamsport, PA 17701

Columbia County Tax Claim Bureau  
11 West Main Street  
Main Street County Annex  
Bloomsburg, PA 17815

Dennette Farr, Tax Collector  
858 Chestnut Road  
Millville, PA 17846

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County upon a judgment obtained in the above stated mortgage foreclosure action, and directed to the Sheriff of Columbia County, the Sheriff of Columbia County will expose to public sale at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania, on \_\_\_\_\_, 2010, at \_\_\_\_\_ .m., the real estate and the improvements

erected thereon, if any, described in Exhibit "A" attached hereto and made a part of this Notice.

You are further notified that a schedule of proposed distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania, in his office at the Columbia County Courthouse, 35 West Main Street, Bloomsburg, Pennsylvania on \_\_\_\_\_, 2010 and that distribution of said proceeds will be made in accordance with said Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter.

Submitted by;

McNERNEY, PAGE, VANDERLIN & HALL

BY: 

Ann S. Pepperman, Esquire  
Attorney for Plaintiff  
Attorney ID No. 25482

433 Market Street  
P.O. Box 7  
Williamsport, PA 17703  
Telephone: 570-326-6555

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SUSQUEHANNA BANK, successor  
to SUSQUEHANNA BANK PA,  
Plaintiff

vs.

PATTI A. FREY,  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
:

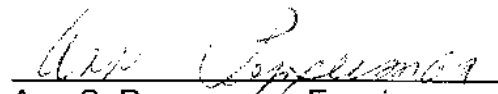
: NO. 2009-CV-1617  
:

: CIVIL ACTION - LAW  
: MORTGAGE FORECLOSURE

WAIVER OF WATCHMAN

I, Ann S. Pepperman, Esquire, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



Ann S. Pepperman, Esquire  
I.D. No. 25482

433 Market Street  
PO Box 7  
Williamsport, PA 17701  
(570) 326-6555

SUSQUEHANNA BANK, successor  
to SUSQUEHANNA BANK PA,  
Plaintiff

vs.

PATTI A. FREY,  
Defendant

: IN THE COURT OF COMMON PLEAS OF  
: COLUMBIA COUNTY, PENNSYLVANIA  
:  
:  
:

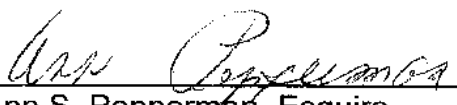
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Attorney for Plaintiff

  
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OFFICIAL CHECK

5/209  
110

110241983

Date: 1/21/10

Pay to the  
order of COLUMBIA COUNTY SHERIFF  
EXACTLY \*\*1,350 AND 00/100 DOLLARS

DRAWER: SUSQUEHANNA BANK

\$\*\*\*\*\*1,350.00

M E M O :

PATTI FREY

ISSUED BY: MINITORMA PAYMENTS SYSTEMS, INC.  
P.O. BOX 9479 MINNEAPOLIS MN 55480  
DRAWEE: BOSTON SAFE DEPOSIT & TRUST COMPANY  
BOSTON, MA

Authorized Signature

⑈0110241983⑈ ⑈011007092⑈0150012089190⑈