

REAL ESTATE
SHERIFF'S SALE--COST SHEET

Stops vs Miner
NO. 50-98 E.D. NO. 1244-98 J.D. DATE OF SALE 9-10-98 TIME OF SALE _____

DOCKET AND RETURN \$ 15.-
SERVICE PER DEFENDANT OR GARNISHEE 60.-
LEVY (PER PARCEL) 15.-
MAILING COSTS 25.62
ADVERTISING, SALE BILLS, & COPIES 17.50
ADVERTISING SALE (PLUS NEWSPAPER) 15.-
MILEAGE 24.-
POSTING HANDBILLS 20.-
CRYING?ADJOURN SALE (EACH SALE) 20.-
SHERIFF'S DEED 30.-
TRANSFER TAX FORM 25.-
DISTRIBUTION FORM 25.-
OTHER 7.50

TOTAL.....\$ 309.62

PRESS-ENTERPRISE INC \$ 317.-
SOLICITOR'S SERVICES 100.-

TOTAL.....\$ 417.00

PROTHONOTARY (NOTARY) \$ 10.-
RECORDER OF DEEDS 26.50

OTHER _____

TOTAL.....\$ 36.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 1998 \$ 219.74
SCHOOL DISTRICT TAXES, 1998 \$ 794.58
DELINQUENT TAXES, 1996, 1997 \$ 7,652.27

TOTAL.....\$ 3,646.59

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL 19 \$ -0-
WATER--MUNICIPAL 19 \$ -0-

TOTAL.....\$ _____

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 30.00

MISCELLANEOUS \$ _____
\$ _____

TOTAL.....\$ _____

TOTAL COSTS (OPEN BID).....\$ 4459.71

1467.86
2991.85
10 11 11 11

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Stokes VS Plate
NO. 50-98 E.D. NO. 1241-97 J.D.

DATE OF SALE: Sep 10-98

BID PRICE (INCLUDES COSTS) \$ 10,000
POUNDAGE 2% BID PRICE \$ 1,000
TRANSFER TAX 2% ~~PRICE~~ PRIME FURNITURE \$ 0
MISC. COSTS \$ 0

TOTAL NEEDED TO PURCHASE \$ 11,000

PURCHASER(S) : Brenda J Stokes
ADDRESS : 330 ... 18091

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : Brenda J Stokes

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 3991.84
LESS DEPOSIT \$ -900.00
DOWN PAYMENT \$ 3091.84
AMOUNT DUE IN
EIGHT DAYS \$ 3091.84

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
August 11, 1998

PHONE
717 769-5622

24 HOUR PHONE
(717) 769-6100

Piosa, Hixson & Reilly, P.C.
One Windsor Plaza, Suite 101
7535 Windsor Drive
Allentown, PA 18194-1014

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

Ross V. and Brenda Jo Stokes

VS.
Mario M. and Karen L. MULE'

WRIT OF EXECUTION 50 ED 98
(MORTGAGE FORECLOSURE) 97 CV 1247

POSTING OF PROPERTY

Aug 11, 1998 at 1110 hours

POSTED A COPY OF THE SHERIFF'S SALE BILL

ON THE PROPERTY OF Mario M. and Karen L. MULE' Twp. Rt. 423, Mifflin Twp., Columbia Co.

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY ~~XXXXXXXX~~

SHERIFF Harry A. Roadarmel Jr., by posting a revised Sale Bill for SEP 10, 1998 and also a copy of the Court Order issued by Judge. Scott W. NAUS, Columbia County as to service of defendants.

SO ANSWERS:

~~XXXXXXXXXXXXXXXXXXXXX~~
DEPUTY SHERIFF

Harry A. Roadarmel Jr.
SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 11th day of
August 1998

Sarah J. Hower

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
June 22, 1998

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 204-6100

Piosa Hixson & Reilly, P.C.
One Windsor Plaza, Suite 101
7535 Windsor Drive
Allentown, PA 18194-1014


IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
Ross V & Brenda Jo Stokes

VS.
Mario M. and Karen L. MULE'
WRIT OF EXECUTION 50 ED 98
(MORTGAGE FORECLOSURE) 97-CV-1241

POSTING OF PROPERTY

On June 22, 1998 at 0930 hours _____ POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Mario M & Karen L. MULE', Twp. Rt. 423, Mifflin Twp. Columbia Co.
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY ~~XXXXXXXX~~
SHERIFF Harry A. Roadarmel Jr.

SO ANSWERS:

~~XXXXXXXXXXXXXXXXXXXX~~

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 23rd day of
June 1998
Sarah J. Hower
Sarah J. Hower

NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

Law Offices
PIOSA, HIXSON GIORDANO & REILLY
One Windsor Plaza, Suite 101B
7535 Windsor Drive
Allentown, PA 18195-1014
Phone: (610) 530-7500
Fax: (610) 530-8190

FAX COVER SHEET

TO:	Harry Roadarmel, Sheriff Sheriff - Columbia County	FAX NO:	(717) 784-0257
		TELEPHONE:	(717) 389-5622
FROM:	Jennifer Kacsur - Paralegal Piosa, Hixson & Reilly	FAX NO:	610-530-8190
		TELEPHONE:	610-530-7500

DATE OF TRANSMISSION: 8/10/98

SUBJECT: Stokes vs. Mule

TOTAL NUMBER OF PAGES (Including Cover Sheet): 2

Attached please find a copy of the Order granting special service of the Writ of Execution. Kindly execute service pursuant to the Order as soon as possible. This case is scheduled for sheriff's sale on 9/10/98 and therefore service should be made by 8/11/98. If you have any questions, please call me.

Thanks!

Please call if you experience any problems with this transmission.

Transmitted by: Jennifer Kacsur

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION - LAW

ROSS V. STOKES and BRENDA JO STOKES,)
Husband and Wife,)
Plaintiff)
vs.)

NO. 97-CV-1241

MARIO M. MULE' and KAREN L. MULE',)
Husband and Wife,)
Defendants)

MORTGAGE FORECLOSURE

60-98

ORDER

AND NOW, this 5th day of August, 1998, upon consideration of the attached Motion to Serve Defendant Pursuant to Pennsylvania Rule of Civil Procedure No. 430,

IT IS HEREBY ORDERED that Plaintiff is authorized to serve the writ of execution and any other documents which may be required to be served upon the Defendants, Mario M. Mule' and Karen L. Mule', by posting a copy of the required documents, on the most public part of the property which is the subject of the mortgage foreclosure action, and by first class mail to the Defendants last known address of 4178 Ceasar Circle, Green Acres, Florida 33643.

Attorney for Plaintiff:
Thomas E. Reilly, Jr.
One Windsor Plaza, Suite 101
7535 Windsor Drive
Allentown, PA 18195
(610) 530-7500

BY THE COURT:

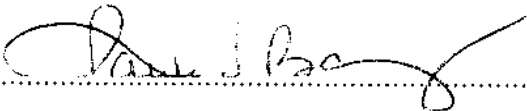
Scott W. Naus

LAW OFFICES
JAMES HIXSON & REILLY P.C.
WINDSOR PLAZA, SUITE 101
7535 WINDSOR DRIVE
ALLENTOWN, PA 18195-1014
(610) 530-7500

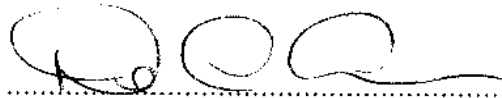
Attorney for Defendant:
Jonathan Spohrer, Esquire
400 Third Avenue
Suite 101, Park Office Bldg.
Kingston, PA 18704-5816

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA) SS

Paula J. Barry, Publisher's Assistant 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 the day of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on July 9, 16, 23, 1998 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice 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.

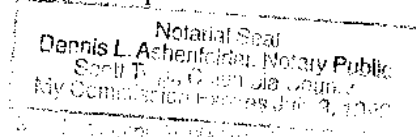

.....

Sworn and subscribed to before me this 27th day of July 1998.


.....

(Notary Public)

My commission expires



And now,, 19....., 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.

.....

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

ROSS V. STOKES and BRENDA JO STOKES,)
Husband and Wife,)
Plaintiff)

NO. 97-CV-1241

vs.)

50-ED-1998

MARIO M. MULE' and KAREN L. MULE',)
Husband and Wife,)
Defendants)

MORTGAGE FORECLOSURE

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA)

SS:

TO THE SHERIFF OF COLUMBIA COUNTY:

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

ALL ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron rod set for the northwest corner of lands described herein and further described as being North 82 degrees 55 minutes 0 seconds East, 220.00 feet from an existing iron pipe set at the northeast corner of lands now or late of Grant Merion; thence along the southerly right-of-way line of Township Route T-423 north 82 degrees 55 minutes 0 seconds east, 200.00 feet to an iron rod set for a corner; thence along lands now or late of Edward D. Yoder of which this is a part, the following three bearings and distances: (1) south 7 degrees 5 minutes 0 seconds east, 220.00 feet to an iron rod set for a corner, (2) south 82 degrees 55 minutes 0 seconds west, 200.00 feet to an iron rod set for a corner, (3) north 7 degrees 5 minutes 0 seconds west, 220.00 feet to an iron rod set for a corner on the southerly right-of-way of Township Route No. T-423, the place of Beginning. CONTAINING one and ten one-thousandths (1.010) acres of land.

LAW OFFICES
PIOSA HIXSON & REILLY P.C.
ONE WINDSOR PLAZA, SUITE 101
7535 WINDSOR DRIVE
ALLENTOWN, PA 18195-1014
16101 530-7500

Prepared in accordance to a survey prepared by Dennis Roy Peters, R.S., dated June 6, 1977, a copy of which is recorded in the Recorder of Deeds Office in and for Columbia County, in Deed Book 282, page 29.

BEING THE SAME PREMISES which Herschel V. Hileman, Jr. and Sally A. Hileman, his wife, by their Deed dated September 26, 1986, and recorded in the Columbia County Recorder of Deeds Office, at Deed Book Volume 375, page 519, granted and conveyed unto Mario M. Mule' and Karen L. Mule, his wife, the within-named Mortgagors.

Amount due \$153,541.30

Interest from 05/06/98
to Date of Sale \$
(\$25.24/day)

Costs (to be added) \$_____

TOTAL \$_____

Thomas B. Hixson, Prothonotary
Prothonotary
Barbara G. Schmitt, City Clerk

Seal of the Court

Date: 05 01 98

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 784-0257

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

JULY 8, 1998

SHERIFF'S RETURN OF NO SERVICE

PLAINTIFF Ross V and Brenda Jo STOKES

~~XXXXXXXXXXXXXXXXXX~~

NO. 97 CV 1241

50 ED 1998

VS.

WRIT OF EXECUTION

DEFENDANT Mario M. MULE'

MORTGAGE FORECLOSURE

THE AFOREMENTIONED WRIT IS BEING RETURNED NOT SERVED, AS OF THIS
WED, JUL 8, 1998 FOR THE FOLLOWING REASONS:

1. Dwelling and land being foreclosed upon has been abandoned. Posted on 6-22-98.
2. Certified Mailings to defendants at 4178 Ceasar Circle, Green Acres, FL 33643 were unclaimed on 6-4, 6-10, 6-19-98.
3. New address given as 970 Ryanwood Drive, West Palm Beach, FL 33413, was forwarded but NOT delivered.

SWORN AND SUBSCRIBED BEFORE ME
THIS WED, JUL 8, 1998

SO ANSWERS:

Harry A. Roadarmel Jr.
HARRY A. ROADARMEL JR
SHERIFF

Sarah Hower

NOTARY PUBLIC

BY:

DEPUTY SHERIFF

NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17015

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 284-6100

DATE: June 1, 1998

RE: Sheriff's Sale Advertising Dates

Ross Stokes vs. Mario M. & Karen L. MULE'

No. 50 of 1998 ED No. 1241 of 1997 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

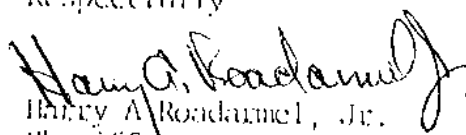
1st week July 9, 1998 DATE OF SALE JULY 30, 1998 at 1000 AM

2nd week July 16, 1998

3rd week July 23, 1998

Feel free to contact me if you have any questions.

Respectfully


Harry A. Roadarmel, Jr.
Sheriff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION - LAW

ROSS V. STOKES and BRENDA JO STOKES,)
Husband and Wife,)
Plaintiff) NO. 97-CV-1241
vs.) *50-ED-1998*
)
MARIO M. MULE' and KAREN L. MULE',) MORTGAGE FORECLOSURE
Husband and Wife,)
Defendants)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
PURSUANT TO PA. R.C.P. 3129

TO: Mario M. Mule'
4178 Ceasar Circle
Green Acres, FL 33463

Karen L. Mule'
4178 Ceasar Circle
Green Acres, FL 33463

Your real estate located at RD #2, Shaeffer Road, Mifflinville, Columbia County, Pennsylvania is scheduled to be sold at a Sheriff's Sale on *July 30, 1998*, 1998 at *10*:00 A.M. in the Sheriff's Office at the Columbia County Courthouse, PO Box 380, Bloomsburg, Columbia County, PA to enforce the court judgment of 153,541.30, plus interest from May 6, 1998 and costs of this proceeding, obtained by ROSS V. STOKES and BRENDA JO STOKES.

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

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

1. The sale will be cancelled if you pay to Sovereign Bank and/or its attorney, Thomas E. Reilly, Jr., Esquire, the entire judgment amount, accrued interest, costs and reasonable attorney's fees due. To find out how much you must pay, you may call (610) 530-7500.
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.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
CIVIL DIVISION - LAW

ROSS V. STOKES and BRENDA JO STOKES,)
Husband and Wife,)
Plaintiff) NO. 97-CV-1241
vs.) *50-LD-1998*
MARIO M. MULE' and KAREN L. MULE',) MORTGAGE FORECLOSURE
Husband and Wife,)
Defendants)

AFFIDAVIT PURSUANT TO RULE 3129.1

Thomas E. Reilly, Jr., Esquire, attorney for Plaintiff in the above action, sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at RD #2, Mifflinville, Columbia County, Pennsylvania and more particularly described in Exhibit "A" attached hereto:

1. The names and last known address of the Owners or Reputed Owners of the Property are: Mario M. Mule' and Karen L. Mule' is 4178 Ceasar Circle, Green Acres, Florida 33463.

2. The names and last known address of the Defendants in the judgment are: Mario M. Mule' and Karen L. Mule' is 4178 Ceasar Circle, Green Acres, Florida 33463.

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

a) Ross V. Stokes, 350 Kromer Road, Wind Gap, Pennsylvania 18091; \$153,541.30; dated 05/06/98; No. 97-CV-1241, Columbia County Records.

b) Ross V. Stokes, 350 Kromer Road, Wind Gap, Pennsylvania 18081; \$153,541.30; dated 05/06/98; No. 97-CV-1242, Columbia County records.

4. The name and last known address of the last recorded holder of every mortgage of record is:

a) Ross V. Stokes and Brenda Jo Stokes, 350 Kromer Road, Wind Gap, Bucks County, Pennsylvania; \$95,000.00; recorded 04/01/91; Mortgage Book Volume 635, Page 363.

5. There are no other known persons who have any record lien on the property.

6. There are no other known persons who have any record interest in the property and whose interest may be affected by the sale.

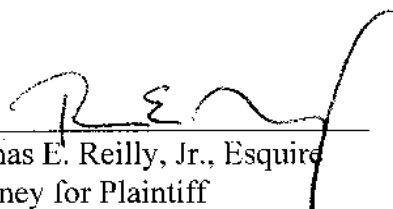
7. The Plaintiff has no knowledge of any other person who has any interest in the property which may be affected by the sale.

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, information and belief.

I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities.

PIOSA HIXSON & REILLY, P.C.

Date: MAY 15, 1998

By: 
Thomas E. Reilly, Jr., Esquire
Attorney for Plaintiff
Attorney I. D. No. 41668

One Windsor Plaza, Suite 101
7535 Windsor Drive
Allentown, PA 18195-1014

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron rod set for the northwest corner of lands described herein and further described as being North 82 degrees 55 minutes 0 seconds East, 220.00 feet from an existing iron pipe set at the northeast corner of lands now or late of Grant Merion; thence along the southerly right-of-way line of Township Route T-423 north 82 degrees 55 minutes 0 seconds east, 200.00 feet to an iron rod set for a corner; thence along lands now or late of Edward D. Yoder of which this is a part, the following three bearings and distances: (1) south 7 degrees 5 minutes 0 seconds east, 220.00 feet to an iron rod set for a corner, (2) south 82 degrees 55 minutes 0 seconds west, 200.00 feet to an iron rod set for a corner, (3) north 7 degrees 5 minutes 0 seconds west, 220.00 feet to an iron rod set for a corner on the southerly right-of-way of Township Route No. T-423, the place of Beginning. CONTAINING one and ten one-thousandths (1.010) acres of land.

Prepared in accordance to a survey prepared by Dennis Roy Peters, R.S., dated June 6, 1977, a copy of which is recorded in the Recorder of Deeds Office in and for Columbia County, in Deed Book 282, page 29.

BEING THE SAME PREMISES which Herschel V. Hileman, Jr. and Sally A. Hileman, his wife, by their Deed dated September 26, 1986, and recorded in the Columbia County Recorder of Deeds Office, at Deed Book Volume 375, page 519, granted and conveyed unto Mario M. Mule and Karen L. Mule, his wife, the within-named Mortgagors.

LAW OFFICES

SA HIXSON & REILLY P.C.
WINDSOR PLAZA, SUITE 101
7535 WINDSOR DRIVE
LENTOWN, PA 18195-1014
(610) 530-7500

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron rod set for the northwest corner of lands described herein and further described as being North 82 degrees 55 minutes 0 seconds East, 220.00 feet from an existing iron pipe set at the northeast corner of lands now or late of Grant Merion; thence along the southerly right-of-way line of Township Route T-423 north 82 degrees 55 minutes 0 seconds east, 200.00 feet to an iron rod set for a corner; thence along lands now or late of Edward D. Yoder of which this is a part, the following three bearings and distances: (1) south 7 degrees 5 minutes 0 seconds east, 220.00 feet to an iron rod set for a corner, (2) south 82 degrees 55 minutes 0 seconds west, 200.00 feet to an iron rod set for a corner, (3) north 7 degrees 5 minutes 0 seconds west, 220.00 feet to an iron rod set for a corner on the southerly right-of-way of Township Route No. T-423, the place of Beginning. CONTAINING one and ten one-thousandths (1.010) acres of land.

Prepared in accordance to a survey prepared by Dennis Roy Peters, R.S., dated June 6, 1977, a copy of which is recorded in the Recorder of Deeds Office in and for Columbia County, in Deed Book 282, page 29.

BEING THE SAME PREMISES which Herschel V. Hileman, Jr. and Sally A. Hileman, his wife, by their Deed dated September 26, 1986, and recorded in the Columbia County Recorder of Deeds Office, at Deed Book Volume 375, page 519, granted and conveyed unto Mario M. Mule' and Karen L. Mule, his wife, the within-named Mortgagors.

LAW OFFICES

SA HIXSON & REILLY P.C.

WINDSOR PLAZA, SUITE 101

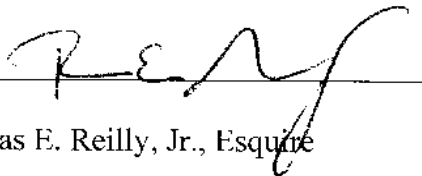
7535 WINDSOR DRIVE

LENTOWN, PA 18195-1014

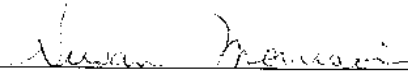
(610) 530-7500

AFFIDAVIT OF LAST KNOWN ADDRESSES

I, THOMAS E. REILLY, JR., ESQUIRE, hereby certify that the precise address of the within-named Plaintiff, Ross V. Stokes and Brenda Jo Stokes, is 350 Kromer Road, Wind Gap, Bucks County, Pennsylvania 18091, and the precise address of the within-named Defendants, Mario M. Mule' and Karen L. Mule' is 4178 Ceasar Circle, Green Acres, FL 33463.


Thomas E. Reilly, Jr., Esquire

Sworn to and subscribed before me this
12th day of May 1998 A.D.


Notary Public

Notarial Seal
Susan Morrison, Notary Public
Allentown, Lehigh County
My Commission Expires Feb. 26, 2001

PIOSA HIXSON GIORDANO & REILLY

A LAW FIRM CONSISTING OF PROFESSIONAL CORPORATIONS

ONE WINDSOR PLAZA, SUITE 101
7535 WINDSOR DRIVE

ALLENTOWN, PENNSYLVANIA 18195-1014

(610) 530-7500

FAX (610) 530-8190

PIOSA HIXSON & REILLY P.C.

EMIL GIORDANO, P.C.

NOT A PARTNERSHIP

NORTH WHITEHALL OFFICE

(610) 261-9050

(610) 261-9297 FAX

MICHAEL J. PIOSA

BOYD G. HIXSON

EMIL GIORDANO

THOMAS E. REILLY, JR.

THOMAS A. CAPEHART

May 19, 1998

Office of the Sheriff
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

Re: Mario & Karen Mule
Mortgage Foreclosure - Writ of Execution

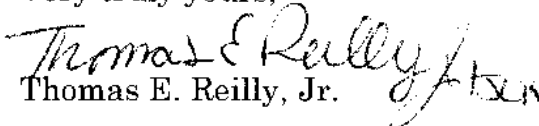
Dear Sir/Madam:

Kindly serve the enclosed Writ of Execution with regard to the above-referenced action. The following documents are included:

1. Two (2) copies of the Writ of Execution (original to be forwarded from Prothonotary);
2. Original Waiver of Watchman;
3. Original and two (2) copies of the Notice of Sheriff's sale;
4. Original and Five (5) copies of the legal description of the real property;
5. Original Affidavit pursuant to Rule 3129.1;
6. Original Affidavit of Non-Military Service;
7. Certification of addresses;
8. Sheriff's order for service form; and
9. a check in the amount of \$900.00 to cover sheriff's costs

Once you have reviewed the paperwork and are ready to schedule this matter for Sale, please contact my paralegal, Jennifer Kacsur. If you have any further questions, please feel free to contact me.

Very truly yours,

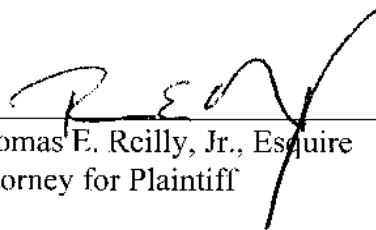

Thomas E. Reilly, Jr.

jlk
Enclosures

No. 97-CV-1241

ROSS V. STOKES and BRENDA JO STOKES, vs. Mario M. Mule' and Karen L. Mule'.

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.


Thomas E. Reilly, Jr., Esquire
Attorney for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUREAU REAL ESTATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT May 24-98

DOCKET AND INDEX MAY 29-98

SET FILE FOLDER UP MAY 29-98

CHECK FOR PROPER INFO

WRIT OF EXECUTION 6

COPY OF DESCRIPTION 6

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 3

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ~~100~~ ¹⁰⁰⁰ .00 -- OK- 3761 - 900

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO
Sale July 30-98 1000
Adv. July 9-16-23

SET SALE DATE AND ADV. DATES AND POSTING DATES

POST ALL DATES ON CALANDER June 29-98

- * SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT
- * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES
- * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE

- * MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- * MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (refer to previos sales)

SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

- * COPY OF WRIT FOR EACH DEFENDANT
- * NOTICE OF SHERIFF SALE
- * COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS

- * NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECIEPT

- * DOCKET ALL DATES

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA 17015

24 HOUR PHONE
(717) 784-6300(2)

PHONE
(717) 389-5622

SHERIFF'S SALE OUTLINE CONT

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

*** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO WATER AND SEWER AUTH. _____

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE(post on board) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE

* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17015

PHONE
(717) 203-7811
389-5622

TELEPHONE FACSIMILE
(717) 789-6300

Date: May 29, 1998

To: Mario M. MULE'
4178 Ceasar Circle
Green Acres, FL 33463

Re: Ross V. & Brenda Jo Stokes vs. Mario M. and Karen L MULE'


No: 50 of 1998 CD No: 1241 of 1997 JD

Dear Sir:

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

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

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 394-5622
389-5622

TELEPHONE
(717) 704-6300

Date: May 29, 1998

To: Karen L. MULE'
4178 Ceasar Acres
Green Acres, FL 33463

Re: Ross V. & Brenda Jo Stokes vs. Mario M. and Karen L MULE'
No: 50 of 1998 ED No: 1241 of 1997 JU

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 294-5622
389-5622

SHERIFF PHONE
(717) 706-6000

Date: May 29, 1998

To: _____

Re: Ross V. & Brenda Jo Stokes vs. Mario M. and Karen L MULE'

No: 50 of 1998 ED No: 1241 of 1997 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17815

PHONE
(717) 339-5622

TELEPHONE FACSIMILE
(717) 780-6300

Date: May 29, 1998

To: _____

Re: Ross V. & Brenda Jo Stokes vs. Mario M. and Karen L MULE'

No: 50 of 1998 ED No: 1247 of 1997 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Harry A. Roadarmel, Jr.
Sheriff of Columbia County

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

ROSS V. STOKES and BRENDA JO STOKES,)
Husband and Wife,)

Plaintiff

) NO. 97-CV-1241

vs.)

) 50-ED 1998

MARIO M. MULE' and KAREN L. MULE',)
Husband and Wife,)
Defendants)

) MORTGAGE FORECLOSURE

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

SUSQUEHANNA LEGAL SERVICES
168 E. 5TH STREET
BLOOMSBURG, PA 17815
(717) 784-8760

LAW OFFICES

ROSARIO HIXSON & REILLY P.C.

ONE WINDSOR PLAZA, SUITE 101

7535 WINDSOR DRIVE

ALLENTOWN, PA 18195-1014

(610) 530-7500

ORDER FOR SERVICE

Date: **May 19, 1998**

Term No. **97-CV-1241**

ALL INFORMATION AND ADVANCED COSTS MUST BE SUPPLIED BY ATTORNEY BEFORE SERVICE CAN BE MADE.

One "Order For Service" form for each address.

TO:

Columbia County Sheriff's Office
Columbia County Courthouse
PO Box 380
Bloomsburg, PA 17815

FROM:

Thomas E. Reilly, Jr.
Piosa, Hixson & Reilly, P.C.
One Windsor Plaza, Suite 101
7535 Windsor Drive
Allentown, PA 18195
(610) 530-7500

Case Caption:

ROSS V. STOKES AND BRENDA JO
STOKES, H/W

Plaintiff

vs.

MARIO M. MULE' AND KAREN L. MULE',
H/W

Defendants

Type of Paper:

**Writ of Execution in Mortgage
Foreclosure**

Complaint in Mortgage Foreclosure

Summons in

Other

Deposit \$ 900.00

Service to be made on:

Mario M. Mule'

Address where service can be
made (Must include zip code)

**4178 Ceasar Circle
Green Acres, FL 33463**

Special Instructions:

(i.e. deputized service (within PA only - specify county), certified mail, etc.)

Please serve defendant by certified mail due to out-of-state residence.

INCLUDE ADDRESSED, STAMPED ENVELOPE FOR MAILING OF RECEIPT AFTER SERVICE IS COMPLETED.

GUARDIAN & SAFETY

CLARKE AMERICAN BA

DR. ROSS V. STOKES
MRS. BRENDA JO STOKES
350 KROMER ROAD
WIND GAP, PA 18091

PAY TO THE ORDER OF

FIRST UNION
First Union National Bank
Wind Gap, PA

Nine hundred Columbia County
FOR Multi-family action

5/12/

19*98*

\$ *900.00*

DOLLARS

3761

3-50/270
95043

⑆003761⑆ ⑆031000503⑆ ⑆100059171301⑆

Brenda Jo Stokes

MP

DR. ROSS V. STOKES
MRS. BRENDA JO STOKES
350 KROMER ROAD
WIND GAP, PA 18091

3852

03-50/310
BRANCH 95343

PAY TO THE ORDER OF

Sherrin Howard County Sheriff
Sherrin Howard County Sheriff

DATE *10 September 95*

\$ *3091.85*

57 DOLLARS

FIRST UNION
First Union National Bank
Wind Gap, Pennsylvania
R/T 031000503

FOR *Private Property*

⑆003852⑆ ⑆031000503⑆ ⑆10005947130⑆

Brenda J Stokes

SHERIFF'S SALE

THURSDAY JULY 30, 1998, AT 1000 AM

SEP 3 - 98 1000
10

BY VIRTUE OF A WRIT OF EXECUTION NO. 50-98, CIVIL WRIT 1241 OF 1997 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 AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., ALL THE RIGHT, TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Mifflin, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron rod set for the northwest corner of lands described herein and further described as being North 82 degrees 55 minutes 0 seconds East, 220.00 feet from an existing iron pipe set at the northeast corner of lands now or late of Grant Merion; thence along the southerly right-of-way line of Township Route T-423 north 82 degrees 55 minutes 0 seconds east, 200.00 feet to an iron rod set for a corner; thence along lands now or late of Edward D. Yoder of which this is a part, the following three bearings and distances: (1) south 7 degrees 5 minutes 0 seconds east, 220.00 feet to an iron rod set for a corner, (2) south 82 degrees 55 minutes 0 seconds west, 200.00 feet to an iron rod set for a corner, (3) north 7 degrees 5 minutes 0 seconds west, 220.00 feet to an iron rod set for a corner on the southerly right-of-way of Township Route No. T-423, the place of Beginning. CONTAINING one and ten one-thousandths (1.010) acres of land.

Prepared in accordance to a survey prepared by Dennis Roy Peters, R.S., dated June 6, 1977, a copy of which is recorded in the Recorder of Deeds Office in and for Columbia County, in Deed Book 282, page 29.

BEING THE SAME PREMISES which Herschel V. Hileman, Jr. and Sally A. Hileman, his wife, by their Deed dated September 26, 1986, and recorded in the Columbia County Recorder of Deeds Office, at Deed Book Volume 375, page 519, granted and conveyed unto Mario M. Mule and Karen L. Mule, his wife, the within-named Mortgagors.

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid or the amount of the opening bid (costs) due at the time of the Sale, whichever is the higher. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS: Will take notice that a Schedule of the Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of the posting.

Plaintiff Attorneys:
Piosa Hixson & Reilly, P.C.
One Windsor Plaza, Suite 101
7535 Windsor Drive
Allentown, PA 18195-1014

Sheriff of Columbia County
Harry A. Roadarmel Jr.