

REAL ESTATE
SHERIFF'S SALE--COST SHEET

Mellon, Lewis, 1111 VS Lawrence, James

NO. 171-1991 E.D. NO. 739-1991 J.D. DATE OF SALE 4-27-70 TIME OF SALE 10:30

DOCKET AND RETURN \$ 15.-
 SERVICE PER DEFENDANT OR GARNISHEE (10) \$ 240.-
 LEVY (PER PARCEL) \$ 15.-
 MAILING COSTS \$ 19.19
 ADVERTISING, SALE BILLS, & COPIES \$ 15.-
 ADVERTISING SALE (PLUS NEWSPAPER) \$ 15.-
 MILEAGE \$ 27.50
 POSTING HANDBILLS \$ 10.-
 CRYING/ADJOURN SALE (EACH SALE) (3) \$ 30.-
 SHERIFF'S DEED _____
 TRANSFER TAX FORM _____
 DISTRIBUTION FORM _____
 OTHER Comptrol \$ 26.-

TOTAL..... \$ 449.79

PRESS-ENTERPRISE INC \$ 520.78
 SOLICITOR'S SERVICES _____

TOTAL..... \$ 520.78

PROTHONOTARY (NOTARY) \$ _____
 RECORDER OF DEEDS _____

OTHER _____

TOTAL..... _____

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 _____ \$ _____
 SCHOOL DISTRICT TAXES, 19 _____ \$ _____
 DELINQUENT TAXES, 1968, 1969 \$ 70.00 King's Hill

TOTAL..... 10.00

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL 19 \$ _____
 WATER--MUNICIPAL 19 \$ _____

TOTAL..... _____

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 190.00

MISCELLANEOUS Lawrence \$ _____
 _____ \$ _____

TOTAL..... 1379.19

Adm. & Dist. Exp. \$ 900.-
 TOTAL COSTS (OPEN BID)..... _____

TOTAL DUE SHERIFF 474.19

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER
RICHARD M. GOLDBERG
JOSEPH A. LACH
RONALD V. SANTORA
MELISSA A. SCARTELLI
DANIEL J. DISTASIO
ALEXIA KITA BLAKE*
JOHN R. HILL
MICHELLE M. QUINN
JENNIFER L. ROGERS*

JOSEPH A. QUINN, JR.
ARTHUR L. PICCONE
RICHARD S. BISHOP
NEIL E. WENNER
JOSEPH E. KLUGER
JAMES T. SHOEMAKER
DONALD C. LIGORIO
MICHAEL J. KOWALSKI
RICHARD M. WILLIAMS
KEVIN M. CONABOY

LAW OFFICES

SUITE SEVEN HUNDRED
MELLON BANK CENTER
8 WEST MARKET STREET
WILKES-BARRE, PA 18701-1867

(570) 825-9401

FACSIMILE (570) 829-3460

E-MAIL: hkq@epix.net

Ext. 1126

May 1, 2000

SUITE TWO HUNDRED
434 LACKAWANNA AVE.
SCRANTON, PA 18503-2014
(570) 346-8414
FACSIMILE (570) 961-5072

SOVEREIGN BUILDING
609 HAMILTON MALL
ALLENTOWN, PA 18101-2111
(610) 437-1584
FACSIMILE (610) 437-2629

* ALSO MEMBER NJ BAR

ANDREW HOURIGAN, JR.
1948-1978

OF COUNSEL
THOMAS A. MAKOWSKI

Harry A. Roadarmel, Jr., Sheriff
Columbia County Courthouse
35 West Main Street
P. O. Box 380
Bloomsburg, PA 17815

**Re: *Mellon Bank, N.A. (formerly, United Penn Bank) vs.
Frank Bedosky and Joy Bedosky
No. 939 of 1999 (Columbia County) (Mortgage Foreclosure)
Our File No.: 5001-4277***

Dear Sheriff Roadarmel:

Enclosed please find a check made payable to your order representing the amount due pursuant to your corrected cost sheet that you sent to me via facsimile on April 27, 2000. (I have enclosed a copy thereof for your immediate reference.)

Thank you very much for your help with this matter. Please call me if you have any questions.

Best regards,



James T. Shoemaker

JTS/rm

encls.

sc: Stephanie Smith (w/o encls.)

5. Received By: (Print Name) _____
 6. Signature: (Addressee or Agent) **X** _____
 PS Form 3811, December 1994

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4b.
 Print your name and address on the reverse of this form so that we can card to you.
 Attach this form to the front of the mailpiece, or on the back if space does permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
 COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE-ATTN: SHERI
 BUREAU OF COMPLIANCE
 CLEARANCE SUPPORT SECTION
 DEPARTMENT 281230
 HARRISBURG PA 17128-1230

5. Received By: (Print Name) _____
 6. Signature: (Addressee or Agent) **X** *Samuel J. Ventura*
 PS Form 3811, December 1994

5. Received By: (Print Name) _____
 6. Signature: (Addressee or Agent) **X** _____
 PS Form 3811, December 1994

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4b.
 Print your name and address on the reverse of this form so that we can card to you.
 Attach this form to the front of the mailpiece, or on the back if space does permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
 Challenger Electrical Equipm
 100 Pine Street
 P.O. BOX 1166
 Harrisburg, PA 17108-1166

5. Received By: (Print Name) _____
 6. Signature: (Addressee or Agent) **X** _____
 PS Form 3811, December 1994

5. Received By: (Print Name) _____
 6. Signature: (Addressee or Agent) **X** _____
 PS Form 3811, December 1994

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4b.
 Print your name and address on the reverse of this form so that we can card to you.
 Attach this form to the front of the mailpiece, or on the back if space does permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
 OFFICE OF F.A.I.R.
 DEPT. OF PUBLIC WELFARE
 PO BOX 8016
 HARRISBURG, PA 17105

5. Received By: (Print Name) _____
 6. Signature: (Addressee or Agent) **X** _____
 PS Form 3811, December 1994

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4b.
 Print your name and address on the reverse of this form so that we can card to you.
 Attach this form to the front of the mailpiece, or on the back if space does permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
 Edna Kuchka DiFiglia
 337 Washington Street
 Berwick, PA 18603

5. Received By: (Print Name) _____
 6. Signature: (Addressee or Agent) **X** _____
 PS Form 3811, December 1994

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4b.
 Print your name and address on the reverse of this form so that we can card to you.
 Attach this form to the front of the mailpiece, or on the back if space does permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
 Mellon Bank N.A.
 8 West Market Street
 Wilkes-Barre, PA 18701

5. Received By: (Print Name) _____
 6. Signature: (Addressee or Agent) **X** _____
 PS Form 3811, December 1994

SENDER:
 Complete items 1 and/or 2 for additional services.
 Complete items 3, 4a, and 4b.
 Print your name and address on the reverse of this form so that we can card to you.
 Attach this form to the front of the mailpiece, or on the back if space does permit.
 Write "Return Receipt Requested" on the mailpiece below the article number.
 The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:
 United State of America
 Internal Revenue Service
 Philadelphia, PA 19101
 FEB 15 2000

5. Received By: (Print Name) _____
 6. Signature: (Addressee or Agent) **X** _____
 PS Form 3811, December 1994

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER
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 JOSEPH A. LACH
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 MICHELLE M. CUNN
 JENNIFER L. ROGERS*

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 RICHARD E. BISHOP
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 430 LACKAWANNA AVE
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SOVEREIGN BUILDING
 809 HAMILTON MAL.
 ALLENTOWN, PA 18101-2111
 (610) 437-1684
 FACSIMILE (610) 437-2629

ALSO MEMBER N. BAR

ANDREW HOURIGAN JR.
 1948-1978

OF COUNSEL
 THOMAS A. MAKOWSKI

Ext. 1195
 April 24, 2000

VIA FACSIMILE 389-5625

Columbia County Sheriff
 Harry Roadarmel
 Courthouse
 Bloomsburg, PA

**Re: Mellon Bank, N.A. (formerly, United Penn Bank) vs.
 Frank Bedosky and Joy Bedosky
 No. 939 of 1999 (Columbia County) (Mortgage Foreclosure)
 Our File No.: 5001-4277**

Dear Sheriff Roadarmel:

Please be advised that Frank and Joy Bedosky have cured their arrearages in the above- referenced matter. Therefore, on behalf of Mellon Bank, N.A., we authorize you to cancel the Sheriff's sale regarding the subject property scheduled for April 27, 2000 at 10:30 a.m.

Thank you for your cooperation and assistance in resolving this matter. Should you have any questions with regard to the above, please feel free to contact me at 825-9401 extension 1158.

Sincerely,

Jennifer L. Rogers

JLR:dg

REAL ESTATE
SHERIFF'S SALE--COST SHEET

MELTON PARK VS 12000 - 2nd Street

NO. 121-1999 E.D. NO. 939-1999 J.D. DATE OF SALE 4-27-2004 TIME OF SALE 10:30

DOCKET AND RETURN \$ 15.-
 SERVICE PER DEFENDANT OR GARNISHEE 16 \$ 200.-
 LEVY (PER PARCEL) 15.-
 MAILING COSTS 29.79
 ADVERTISING, SALE BILLS, & COPIES 15.-
 ADVERTISING SALE (PLUS NEWSPAPER) 35.-
 MILEAGE 22.50
 POSTING HANDBILLS 40.-
 CRYING/ADJOURN SALE (EACH SALE) 30.-
 SHERIFF'S DEED 35.-
 TRANSFER TAX FORM 25.-
 DISTRIBUTION FORM 25.-
 OTHER 70.-
NOTARY COPIES

TOTAL..... \$ 534.79

449.79

PRESS-ENTERPRISE INC \$ 520.78
 SOLICITOR'S SERVICES 75.-

TOTAL..... \$ 595.78

520.78

PROTHONOTARY (NOTARY) \$ 10.-
 RECORDER OF DEEDS 28.50

OTHER _____

TOTAL..... 38.50

REAL ESTATE TAXES:
 BOROUGH, TWP. & COUNTY TAXES, ²⁰⁰⁰ ~~19~~ \$ 230.24
 SCHOOL DISTRICT TAXES, 19 _____ \$ _____
 DELINQUENT TAXES, 19 _____, 19 (2) \$ 10.-

TOTAL..... 240.24

+ 10.00

MUNICIPAL FEES DUE:
 SEWER--MUNICIPAL _____ 19 \$ 335.80
 WATER--MUNICIPAL _____ 19 \$ _____

TOTAL..... 335.80

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)
 TOTAL..... 190.-

190.-

MISCELLANEOUS \$ _____
 \$ _____

TOTAL..... 1704.87

1170.51
203.62

TOTAL COSTS (OPEN BID)..... 1935.11

\$ 1374.19

DOCUMENT CONTAINS ANTI-COPY VOID PANTOGRAPH, MICRO PRINT BORDER, VERIFICATION BOX TO RIGHT OF ARROW, HOLD BETWEEN THUMB AND FOREFINGER, OR BREATHE ON IT, COLOR WILL DISAPPEAR, THEN REAPPEAR, AND A SIMULATED WATERMARK ON THE BACK



Mellon Bank, N.A.
Accounts Payable
One Mellon Bank Center Room 0651
Pittsburgh, PA 15258

60-160/433

CHECK NUMBER
0002424430

CHECK DATE
10/25/99

NOT VALID BEFORE OR
THREE MONTHS AFTER

\$*****900.00

PAY... NINE Hundred Dollars and 00 Cents ...

TO THE ORDER OF
HOURIGAN KLUGER AND QUINN
MELLON BANK CENTER SUITE 700
8 WEST MARKET STREET
WILKES BARRE, PA 18701

Allen G. Elliott

MELLON BANK, N.A.
PITTSBURGH, PENNSYLVANIA

⑈0002424430⑈ ⑆04330160⑆ 90004413⑈

Hourigan, Kluger & Quinn P.C.
ATTORNEYS-AT-LAW
700 MELLON BANK CENTER
8 WEST MARKET STREET
WILKES-BARRE, PA. 18701-1867

MELLON BANK, N.A.
WILKES-BARRE, PA

60-57
313

No. 68445

DATE 4/28/00

AMOUNT

PAY EXACTLY *****474.19
FOUR HUNDRED SEVENTY FOUR DOLLARS & 19 CENTS

001664
SHERIFF - COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
35 WEST MAIN STREET
BLOOMSBURG, PA 17815

CLIENTS DISBURSEMENT ACCOUNT
VOID AFTER 90 DAYS



TO THE
ORDER OF

⑆031300575⑆ 303 234 0⑈

Ext 1195
April 10, 2000

Sent via fax.
389-5625

Columbia County Sheriff
Harry Roadarmel
Courthouse
Bloomsburg, PA

**Re: *Mellon Bank, N.A. (formerly, United Penn Bank) vs.
Frank Bedosky and Joy Bedosky
No. 939 of 1999 (Columbia County) (Mortgage Foreclosure)
Our File No.: 5001-4277***

Dear Sheriff Roadarmel:

Please fax to us the fees and costs due in the above matter which is scheduled for sheriff sale on April 13, 2000.

Please also confirm that 10% is due the day of the sale, with the balance due in 10 days.

Thank you for your attention to this matter. Please call me if you have any questions.

Sincerely,

Patricia A. Haney, Paralegal

/pah

Ext. 1195
April 24, 2000

Sent via fax.
389-5625

Columbia County Sheriff
Harry Roadarmel
Courthouse
Bloomsburg, PA

*Re: Mellon Bank, N.A. (formerly, United Penn Bank) vs.
Frank Bedosky and Joy Bedosky
No. 939 of 1999 (Columbia County) (Mortgage Foreclosure)
Our File No.: 5001-4277*

Dear Sheriff Roadarmel:

Following up on my earlier fax to you regarding the above, we would appreciate your faxing to us the fees and costs due in the above matter which is scheduled for sheriff sale on April 27, 2000. We would also like to know the exact dollar amount required the day of the sale. Does our deposit get deducted from the amount?

Thank you for your attention to this matter. Please call me if you have any questions.

Sincerely,

Patricia A. Haney, Paralegal

/pah

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

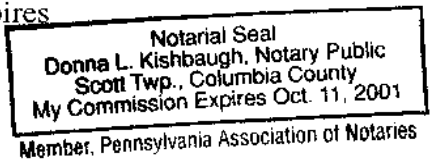
Paula J. Barry, Publisher's Assistant, being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 April 13, 20, 2000 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.

.....
[Handwritten Signature]

Sworn and subscribed to before me this 21st day of April 2000

.....
[Handwritten Signature: Donna L. Kishbaugh]
(Notary Public)

My commission expires



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

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 388
MIDDLETOWN, PA 17052

24 HOUR PHONE
(717) 284-6300

PHONE
(717) 369-5622

DATE: April 10, 2000

RE: Sheriff's Sale Advertising Dates:

Mellon Bank, N.A. vs. Frank & Joy Bedosky

No. 121 of 1999 J.D. No. 939 of 1999 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week Feb. 10, 2000 DATE OF SALE: APRIL 27, 2000, 1030

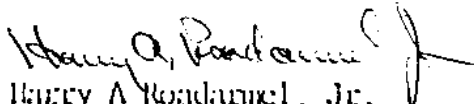
2nd week APRIL 13, 2000

3rd week APRIL 20, 2000

Feel free to contact me if you have any questions.

Respectfully

NOTE: This a renewal for advertising, only the 2nd and 3rd week needs to be done. Take notice of new sale date.


Harry A Roadarmel, Jr.
Sheriff

Ext. 1195
February 8, 2000

Sent via fax.
784-0257

Columbia County Sheriff
Harry Roadarmel
Courthouse
Bloomsburg, PA

**Re: Mellon Bank, N.A. (formerly, United Penn Bank) vs.
Frank Bedosky and Joy Bedosky
No. 939 of 1999 (Columbia County) (Mortgage Foreclosure)
Our File No.: 5001-4277**

Dear Sheriff Roadarmel:

Kindly remove the above matter from the Sheriff's sale set for March 2, 2000.

The Mellon Bank payoff is \$8,358.45. Please advise us at your earliest convenience as to what will be owed in poundage.

Thank you for your attention to this matter. Please call me if you have any questions.

Sincerely,

Patricia A. Haney, Paralegal

/pah
cc. Frank Bedosky (via fax)

to April 14, 10:30

\$ 1673.17

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 Rule 3257

MELLON BANK, N.A. (formerly
UNITED PENN BANK),

Plaintiff

vs.

FRANK BEDOSKY and JOY BEDOSKY

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

No. 939 Term 1999 J.D.

No. 121-ED Term 1999 E.D.

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 described property below):

See attached Exhibit "A"

Amount Due:

Principal and Interest thru June 29, 1999.....	\$25,849.23	
Interest from June 29, 1999 thru		
_____, 1999 (\$5.76 per diem).....	\$ _____	
Attorney's Fees.....	\$ 2,565.92	
Total.....	\$28,415.15	Plus interest (\$5.76 per diem) and costs until paid.

Tomie B. Kline
Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

Dated 11/16/99
(SEAL)

By: Elizabeth A. Brennan
Deputy

No. 939 Term, 19 99 J.D.

No. _____ Term, 19 ____ E.D.

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY
PENNSYLVANIA**

MELLON BANK, N.A. (formerly UNITED PENN BANK)

vs.

FRANK BEDOSKY and JOY BEDOSKY

WRIT OF EXECUTION

(Mortgage Foreclosure)

Claim \$25,849.23
Interest from 06/29/99 through _____
Execution Atty. Pd. _____
Judgment Fee _____
Sheriff _____
Atty's. Fee \$2,565.92
Atty's. Comm. _____
Satisfaction _____

Hourigan, Kluger & Quinn, PC
JAMES T. SHOEMAKER, Esq. Attorney for Plaintiff(s)
Address: 700 Mellon Bank Center, Wilkes-Barre, PA 18701

Where papers may be served

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: James T. Shoemaker, Esq.
IDENTIFICATION NO.63871

ATTORNEY FOR PLAINTIFF

LAW OFFICES
SUITE SEVEN HUNDRED
MELLON BANK CENTER
WILKES-BARRE, PA 18701-1867
(570) 825-9401

MELLON BANK, N.A. (formerly UNITED PENN BANK),	:	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
	:	
Plaintiff	:	
vs.	:	No. <u>939</u> Term 19 <u>99</u> J.D.
	:	
FRANK BEDOSKY and JOY BEDOSKY	:	No. <u>121-ED</u> Term 19 <u>99</u> E.D.
	:	
Defendants	:	(MORTGAGE FORECLOSURE)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Frank Bedosky	Joy Bedosky
335 South Poplar Street	335 South Poplar Street
Berwick, PA 18603	Berwick, PA 18603

Your property located in the Borough of Briar Creek, County of Columbia, Pennsylvania is scheduled to be sold at Sheriff's Sale on MARCH 2, 1999 at 10:30 a.m. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$25,849.23 (plus interest, costs and attorney's fees until paid) obtained by Mellon Bank, N.A. the against you.

BERWICK JOINT SEWER AUTHD

Customer Inquiry

2/25/00 15:46

Account# - 0000600140
Name - FRANK MEDISKY
Service Address - LOT 10 HILLSIDE VLG

Balance 193.54

Bill Ln Type	Service Type	Current	Past	Balance	Penalty	Interest
01 BC BORO	BC BORO			47.42		
				146.62		.50

Till	Bal
1/31/00	193.54
2/29/00	47.42
3/2/00	3.06
	<u>244.02</u>

** Totals ** 06 Current 47.42 Past 146.62 Interest .50

Cmd1 - Return Cmd2 - History Select Line Cmd7 - End of Job Roll Fwd/Bwd

BERWICK JOINT SEWER AUTHD

Customer Inquiry

2/25/00 15:46 0

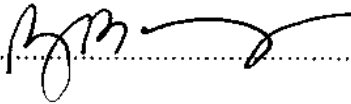
Account # - 0000600140
Name - FRANK MEDISKY
Service Address - LOT 10 HILLSIDE VLG

Date	Bill Type	Serv Type	Tran Code	Amount	Tran Type	Yrly Pat	Check #	Cons.
07/01/99	SW	F6		1.46	I			
07/31/99	SW	F6	BILLING	47.42	B			
08/01/99	SW	F6		1.94	I			
08/31/99	SW	F6	BILLING	47.42	B			
09/01/99	SW	F6		2.88	I			
09/30/99	SW	F6	BILLING	47.42	B			
10/01/99	SW	F6		3.35	I			
10/31/99	SW	F6	BILLING	47.42	B			
11/01/99	SW	F6		.88	I			
11/29/99	SW	F6	PAYMENTS	342.56	C		314	
11/30/99	SW	F6	BILLING	47.42	B			
12/31/99	SW	F6	BILLING	47.42	B			
01/31/00	SW	F6	BILLING	47.42	B			

Cmd1 - Return Cmd2 - Print Roll Forward/Backward Cmd7 - End of Job

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 February 10, 2000 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.

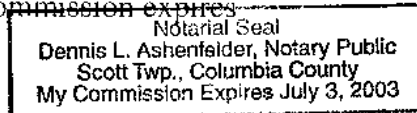
..... 

Sworn and subscribed to before me this 10th day of FEBRUARY, 2000.

..... 

(Notary Public)

My commission expires



Member, Pennsylvania Association of Notaries

And now,, 20....., I hereby certify that the advertising and publication charges amounting to \$...128.72...for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BOONSHIRE, VA. 27015

34 0004 00000
(717) 764-6100

MEMO
(717) 363-5622

DATE: FEB 1, 2000

RE: Sheriff's Sale Advertising Dates

Mellon Bank, N.A. vs. Frank and Joy Redosky
No. 121 of 1999 FD No. 939 of 1999 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

- 1st week Feb. 10, 2000 DATE OF SALE MARCH 2, 2000 at 1030 AM
- 2nd week Feb. 17, 2000
- 3rd week Feb. 24, 2000

Feel free to contact me if you have any questions.

Respectfully

Harry A. Roadarmel, Jr.
Harry A Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 310
BLOOMSBURG, PA 17015

24 HOUR PHONE
(717) 764-6300

PHONE
570-389-5622

Hourigan, Kluger & Quinn
Suite 700 Mellon Bank Center
Wilkes-Barre, PA 18701

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

Mellon Bank, N.A.
VS.

Frank Bedosky and Joy Bedosky
WRIT OF EXECUTION 121-1999 E.D.
(MORTGAGE FORECLOSURE) 939-1999 J.D.

POSTING OF PROPERTY

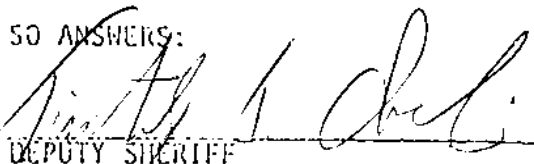
Tuesday February 1, 2000

POSTED A COPY OF THE SHERIFF'S SALE BILL

ON THE PROPERTY OF Frank Bedosky and Joy Bedosky

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Timothy Chamberlain Chief

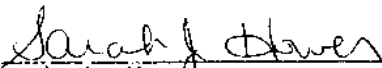
SO ANSWERS:


DEPUTY SHERIFF

SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me
this 2nd day of

February 2000 19


Sarah J. Hower

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

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) 784-6100

Houigan, Kluger, Quinn
Suite 700 Mellon Bank Center
Wilkes-Barre, PA 18701

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

NO. 121-99

WRIT OF EXECUTION

SERVICE ON Joy Bedosky

ON Monday January 24, 2000 AT 10:00 A TRUE AND ATTESTED COPY OF THE WITHIN

WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A

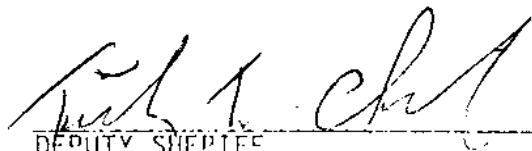
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Joy Bedosky
Chief

AT 335 South Poplar St. Berwick, PA BY DEPUTY SHERIFF Timothy Chamberlain

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE

IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Frank Bedosky, Husband

SO ANSWERS:

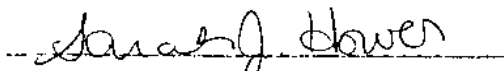

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 1st DAY OF

SHERIFF _____

February 2000



NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815
FAX: (717) 709-0257

24 HOUR PHONE
(717) 709-6300

PHONE
(717) 899-5622

Hourigan, Kluger & Quinn
Suite 700 Mellon Bank Center
Wilkes-Barre, PA 18701

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

NO.

WRIT OF EXECUTION

SERVICE ON Tenant/occupant Hazle Carter

ON Monday January 24, 2000 AT 9:00 AM A TRUE AND ATTESTED COPY OF THE WITHIN

WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A

COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Tenant/Occupant Hazle Carter

Chief
AT RR#2 Hillside Village Berwick, PA BY DEPUTY SHERIFF Timothy Chamberlain

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE

IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Hazle Carter

SO ANSWERS:

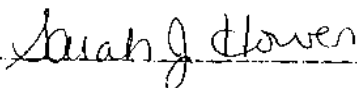

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 1st DAY OF

SHERIFF

February 2000



NOTARIAL SEAL
SARAH J. MOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17015
FAX: (717) 704-0257

PHONE
(717) 899-5622

24 HOUR PHONE
(717) 704-6300

Hourigan, Kluger & Quinn
Suite 700 Mellon Bank Center
Wilkes-Barre, PA 18701

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

NO. 121-99

WRIT OF EXECUTION

SERVICE ON Frank Bedosky

ON Monday January 24, 2000 AT 1000 . A TRUE AND ATTESTED COPY OF THE WITHIN

WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A

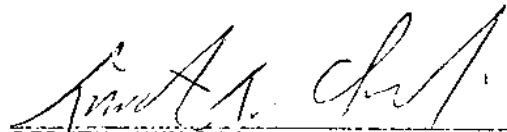
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Frank Bedosky

Chief
AT 335 South Poplar St. Berwick, PA BY DEPUTY SHERIFF Timothy Chamberlain

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE

IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Frank Bedosky

SO ANSWERS:

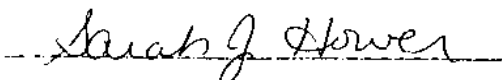

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 1st DAY OF

SHERIFF _____

February 2000



NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION
BY: James T. Shoemaker, Esq.
IDENTIFICATION NO.63871

ATTORNEY FOR PLAINTIFF

LAW OFFICES
SUITE SEVEN HUNDRED
MELLON BANK CENTER
WILKES-BARRE, PA 18701-1867
(570) 825-9401

MELLON BANK, N.A. (formerly UNITED PENN BANK),	:	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
	:	
Plaintiff	:	
vs.	:	No. <u>939</u> Term 19 <u>99</u> J.D.
	:	
FRANK BEDOSKY and JOY BEDOSKY	:	No. <u>121-ED</u> Term 19 <u>99</u> E.D.
	:	
Defendants	:	(MORTGAGE FORECLOSURE)

AFFIDAVIT PURSUANT TO RULE 3129. 1

Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located in the Borough of Briar Creek as more particularly described in Exhibit "A" attached hereto.

- 1. Name and address of Owner:

Frank Bedosky
335 South Poplar Street
Berwick, PA 18603

Joy Bedosky
335 South Poplar Street
Berwick, PA 18603

2. Name and address of Defendant(s) in the judgment:

Frank Bedosky
335 South Poplar Street
Berwick, PA 18603

Joy Bedosky
335 South Poplar Street
Berwick, PA 18603

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

✓ Mellon Bank, N.A.
Mellon Bank Building
8 West Market Street
Wilkes-Barre PA 18701

✓ Mellon Bank, N.A.
2 Mellon Bank Center
Pittsburgh, PA 15259

✓ American Strip Steel, Inc.
55 Passaic Avenue
Kearny, NJ 07032

✓ Edna Kuchka DiFiglia, Executrix
of Estate of Frank G. DiFiglia
337 Washington Street
Berwick, PA 18603

✓ Challenger Electrical Equipment
Corporation
c/o G. Stephenson Mattes, Esq.
100 Pine Street
Post Office Box 1166
Harrisburg, PA 17108-1166

✓ Carolina Freight Carriers
Post Office Box 10048
Fort Smith, AR 72917

✓ United States of America
Internal Revenue Service
Philadelphia, PA 19101

✓ The First National Bank of Berwick
111 West Front Street
Berwick, PA 18603

PA Dept. of Revenue
Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946

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

Mellon Bank, N.A.
2 Mellon Bank Center
Pittsburgh, PA 15259

First Columbia Bank & Trust Co.
11 West Main Street
Bloomsburg, PA

Small Business Administration Quebec, Inc.
Penn Place, Room 2327 1110 Montmarte
20 North Pennsylvania Ave. ✓ City of Lavel
Wilkes-Barre, PA 18701 Quebec, Canada

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

6. 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:

Columbia County Tax Claim Bureau
Columbia County Courthouse
Bloomsburg, PA 17815

Briar Creek Tax Collector
RD #4, Box 4502
Berwick, PA 18603

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. Section 4904 relating to unsworn falsification to authorities.

HOURIGAN, KLUGER & QUINN, P.C.

Date: 11/15/99

BY: 
JAMES T. SHOEMAKER, ESQUIRE

BY VIRTUE OF A WRIT OF EXECUTION NO. _____ OF _____ ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON _____, 2000, AT 10:30 A.M. IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS IN AND TO

ALL that certain piece, parcel and tract of land situate in the borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and descried as follows, to-wit:

BEGINNING on the northerly side of a road which leads from Old Route 11 to the premises described herein and which point is at the southeast corner of Lot No. 11; thence along the easterly boundary line of said Lot No. 11, North 4 degrees 14 minutes West 165.4 feet to a stake on the southerly boundary line of lands now or late of Ted Hess and Arabella Hess, his wife; thence along the southerly boundary line of same, North 85 degrees 46 minutes East 120 feet to a stake at the northwest corner of Lot No. 9; thence along the westerly boundary line of same, South 40 degrees 14 minutes East 163.4 feet to a stake on the northerly side of the first above mentioned road; thence along the northerly boundary line of said road, South 84 degrees 46 minutes west 120 feet to a stake, the place of beginning.

BEING Lot No. 10 in David B. Fahringer's Development known as Hillside Village, laid out by Daniel Fahringer on July 30, 1971.

THIS CONVEYANCE is subject to all reservations, restrictions, covenants and appurtenances as contained in prior deeds in the chain of title.

BEING the same premises conveyed to Frank Bedosky and Joy Bedosky, his wife, by Deed of United Penn Bank dated April 24, 1990, recorded April 30, 1990 in Columbia County Record book 449 at Page 837.

THE PLATE NUMBER OF THE ABOVE DESCRIBED PROPERTY IS: 06-01-26-2

IMPROVED with a single family dwelling located at RR#2, Hillside Village, Briar Creek Township, Columbia County, Pennsylvania Tax parcel 06-01-26-2. Judgment filed to 939 CV 1999.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF MELLON BANK, N.A., AGAINST FRANK BEDOSKY and JOY BEDOSKY AND WILL BE SOLD BY :

HARRY A. ROADARMEL, JR.
SHERIFF OF COLUMBIA COUNTY

HOURIGAN, KLUGER & QUINN, P.C.

Attorney for Plaintiff

SHERIFF'S SALE

THURSDAY MARCH 2, 2000 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 121-99 AND CIVIL WRIT NO. 939-99 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., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE

ALL that certain piece, parcel and tract of land situate in the borough of Briar Creek, County of Columbia and Commonwealth of Pennsylvania, bounded and descried as follows, to-wit:

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TERMS OF SALE

Minimum Payment at Time of Sale: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

Remaining Balance of Bid Price: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

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

Plaintiff's Attorney
Hourigan, Kluger & Quinn
Suite 700 Mellon Bank Center
Wilkes-Barre, PA 18701

SHERIFF OF COLUMBIA COUNTY
Harry A. Roadarmel, Jr.