

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

MAWE Fred's Trust vs Stacy & Nancy M. Maw

NO. 100 E.D. NO. 211190 J.D. DATE OF SALE \_\_\_\_\_ TIME OF SALE \_\_\_\_\_

DOCKET AND RETURN \$ 15.-  
 SERVICE PER DEFENDANT OR GARNISHEE 100.-  
 LEVY (PER PARCEL) 15.-  
 MAILING COSTS 11.36  
 ADVERTISING, SALE BILLS, & COPIES \_\_\_\_\_  
 ADVERTISING SALE (PLUS NEWSPAPER) \_\_\_\_\_  
 MILEAGE 12.50  
 POSTING HANDBILLS \_\_\_\_\_  
 CRYING?ADJOURN SALE (EACH SALE) 15.00  
 SHERIFF'S DEED \_\_\_\_\_  
 TRANSFER TAX FORM \_\_\_\_\_  
 DISTRIBUTION FORM \_\_\_\_\_  
 OTHER NOTARY 8.00

TOTAL.....\$ 181.86

PRESS-ENTERPRISE INC \$ \_\_\_\_\_  
 SOLICITOR'S SERVICES \_\_\_\_\_

TOTAL.....\$ \_\_\_\_\_

PROTHONOTARY (NOTARY) \$ \_\_\_\_\_  
 RECORDER OF DEEDS \_\_\_\_\_

OTHER \_\_\_\_\_

TOTAL.....\$ \_\_\_\_\_

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
 SCHOOL DISTRICT TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
 DELINQUENT TAXES, 19 \_\_\_\_\_, 19 \_\_\_\_\_ \$ 5.00

TOTAL.....\$ 5.-

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL \_\_\_\_\_ 19 \_\_\_\_\_ \$ \_\_\_\_\_  
 WATER--MUNICIPAL \_\_\_\_\_ 19 \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL.....\$ \_\_\_\_\_

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 56.00

MISCELLANEOUS Remainder 24,000 \$ 480.00

TOTAL.....\$ 480.00

TOTAL COSTS (OPEN BID).....\$ 722.86

~~\$ 661.86~~

LAW OFFICES  
**PURCELL, KRUG AND HALLER**

1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2392  
TELEPHONE (717) 234-4178  
FORECLOSURE DEPT FAX (717) 234-1206

JOHN W. PURCELL  
HOWARD B. KRUG  
LEON P. HALLER  
JOHN W. PURCELL JR.  
VALEKIE A. GUNN  
JILL M. WINEKA

JOSEPH NISSLEY (1910-1982)  
ANTHONY DISANTO  
OF COUNSEL

HERSHEY  
1099 GOVERNOR ROAD  
(717) 533-3636

June 4, 1999

VIA FAX TRANSMISSION  
570-784-0257

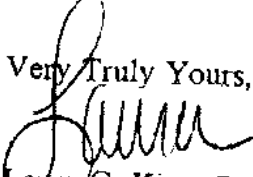
Office of the Sheriff  
Columbia County Court House  
Box 380  
Bloomsburg, Pa. 17815  
Attn: Deputy Chamberlin

4,000  
12  
-----  
48,000

Re: M&T Mortgage v. Hess Docket No. 99-CV 214

Dear Deputy Chamberlin:

Please stay the sheriff sale scheduled for 7/22/99 as the defendants are being considered for a loan modification. No monies received.

Very Truly Yours,  
  
Laura G. King, Paralegal  
to Leon P. Haller, Esquire

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17015

PHONE  
(717) 329-5622

24 HOUR PHONE  
(717) 204-6700

DATE: May 27, 1999

RE: Sheriff's Sale Advertising Dates

Manufacturers & Traders Trust vs Steven D. & Carla S. Hess

No. 54 of 1999 ED No. 214 of 1999 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

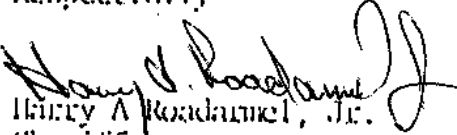
1st week July 1, 1999, DATE OF SALE: July 22, 1999 at 11:00AM

2nd week July 8, 1999

3rd week July 15, 1999

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17015

PHONE  
(717) 369-5622

24 HOUR PHONE  
(717) 284-6100

DATE: May 27, 1999

RE: Sheriff's Sale Advertising Dates:

Manufacturers & Traders Trust vs Steven D. & Carla S. Hess

No. 54 of 1999 E.D. No. 214 of 1999 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

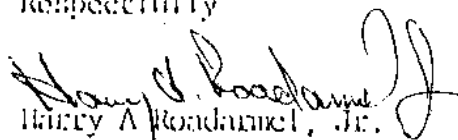
1st week July 1, 1999 DATE OF SALE: July 22, 1999 at 11:00AM

2nd week July 8, 1999

3rd week July 15, 1999

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
SHERIFF

on the reverse side?

**SENDER:**

- Complete items 1 and/ or additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not 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.

I also wish to receive the following services (for an extra fee):

54.99

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Small Business Administration  
 7 North Wilkes Barre Blvd  
 Wilkes-Barre, PA 18702-5241

4a. Article Number

Z052 311 P49

4b. Service Type

- Registered  Certified
- Express Mail  Insured
- Return Receipt for Merchandise  COD

7. Date of Delivery

6-1-95

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X Stella Krenata

8. Addressee's Address (Only if requested and fee is paid)

is your RETURN

PS Form 3811, December 1994

102595-96-B-0229

Domestic Return Receipt

on the reverse side?

**SENDER:**

- Complete items 1 and/ or additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not 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.

I also wish to receive the following services (for an extra fee):

54.99

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Office of F.A.I.R  
 Dept. of Public Welfare  
 P.O. BOX 8016  
 Harrisburg, PA 17105

4a. Article Number

Z052 311 P50

4b. Service Type

- Registered  Certified
- Express Mail  Insured
- Return Receipt for Merchandise  COD

7. Date of Delivery

JUN 1 1999

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X Scott

8. Addressee's Address (Only if requested and fee is paid)

is your RETURN

PS Form 3811, December 1994

102595-96-B-0229

Domestic Return Receipt

on the reverse side?

**SENDER:**

- Complete items 1 and/ or additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not 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.

I also wish to receive the following services (for an extra fee):

54.99

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Commonwealth of Pennsylvania  
 Department of Revenue  
 Bureau of Compliance  
 Clearance Support Section dept.281230  
 Harrisburg, PA 17128-0945

4a. Article Number

Z052 311 851

4b. Service Type

- Registered  Certified
- Express Mail  Insured
- Return Receipt for Merchandise  COD

7. Date of Delivery

JUN 1 1999

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X Samuel J. Ventura

8. Addressee's Address (Only if requested and fee is paid)

is your RETURN

PS Form 3811, December 1994

102595-96-B-0229

Domestic Return Receipt

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUSINESS MESSAGE OUTLINE

PHONE  
(717) 309-5622

24 HOUR PHONE  
(717) 704-6300

RECEIVE AND TIME STAMP WRIT May 10-99

DOCKET AND INDEX May 20-99

SET FILE FOLDER UP 11

CHECK FOR PROPER INFO

WRIT OF EXECUTION 1

COPY OF DESCRIPTION 5

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 6 10 weeks

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST 2 1

CHECK FOR 900.00 CR. NUMBER 3723

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SALE July 22-99 10:1100  
POST JUNE 21, 1999  
Adv. July 1, 8, 15

SET SALE DATE AND ADV. DATES AND POSTING DATES

POST ALL DATES ON CALANDER

\* SET SALE DATE AT LEAST 2 MONTHS 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 previous 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 RECEIPT

\* DOCKET ALL DATES

HARRY A. ROADARMEL, JR.



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

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

PHONE  
(717) 389-5622

SHERIFF'S SALE OUTLINE CONT

SALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_

AA 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 \_\_\_\_\_

MANUFACTURES & TRADERS  
TRUST COMPANY SUCCESSOR BY  
MERGER TO FRANKLIN FIRST  
SAVINGS BANK,

PLAINTIFF

VS.

STEVEN D. HESS AND CARLA S.  
HESS,

DEFENDANTS

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

: NO. 99-CV-214

*54-ED-1999*

: CIVIL ACTION - LAW -  
: IN MORTGAGE FORECLOSURE

**WRIT OF EXECUTION**  
**(MORTGAGE FORECLOSURE)**  
**P.R.C.P. 3180 TO 3183 and Rule 3257**

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate, a more detailed description of which is attached:

**RR #2, Box 2404, Route 1930, Berwick, Pennsylvania 18603**

Principal	\$70,771.30
Interest	\$ 4,559.52
(at the per diem of	
\$13.57 to 7/2/99)	
Late charges	\$ 1,066.54
(at \$24.95 to 7/99)	
Escrow deficit	\$ 1,208.43
5% Attorney's Commission	\$ 3,538.57

**TOTAL \$81,144.36\*\***

Dated: 5/19/1999

(SEAL)

Tami B. Kline  
Prothonotary

By Elizabeth A. Bannan  
DEPUTY





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:

Tenants if any . . .

Domestic Relations Office  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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.



---

Leon P. Haller PA I.D. #15700  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

MANUFACTURES & TRADERS  
TRUST COMPANY SUCCESSOR BY  
MERGER TO FRANKLIN FIRST  
SAVINGS BANK,

PLAINTIFF

VS.

STEVEN D. HESS AND CARLA S.  
HESS,

DEFENDANTS

NON-MILITARY AFFIDAVIT

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

: NO. 99-CV-214

*SA-ED-1999*

: CIVIL ACTION - LAW -  
: IN MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

Personally appeared before me, a Notary Public in and for said  
Commonwealth and County, **LEON P. HALLER, ESQUIRE** who being duly  
sworn according to law deposes and states that the Defendant(s)  
above named are not in the Military or Naval Service nor are they  
engaged in any way which would bring them within the Soldiers and  
Sailors Relief Act of 1940, as amended.

Sworn to and subscribed :  
before me this *18* day :  
of *May* 19 *99* :

*Sharon P. DeLeon*

Notary Public

LEON P. HALLER, ESQUIRE



MANUFACTURES & TRADERS  
TRUST COMPANY SUCCESSOR BY  
MERGER TO FRANKLIN FIRST  
SAVINGS BANK,

PLAINTIFF

VS.

STEVEN D. HESS AND CARLA S.  
HESS,

DEFENDANTS

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

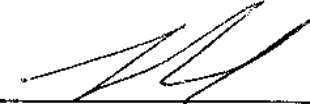
: NO. 99-CV-214

: *54-ED-1999*

: CIVIL ACTION - LAW -  
: IN MORTGAGE FORECLOSURE

**CERTIFICATE OF SERVICE**  
**PURSUANT TO PA. R.C.P. 237.1**

I hereby certify that on March 23, 1999, I served the Ten Day Notice required by Pa. R.C.P. 237.1 on the Defendant(s) in this matter by regular first class mail, postage prepaid, as indicated on the attached Notice.

By   
\_\_\_\_\_  
Leon P. Haller PA I.D. #15700  
Attorney for Plaintiff  
Purcell, Krug & Haller  
1719 North Front St.  
Harrisburg, PA 17102

MANUFACTURERS & TRADERS : IN THE COURT OF COMMON PLEAS  
TRUST COMPANY SUCCESSOR BY : COLUMBIA COUNTY, PENNSYLVANIA  
MERGER TO FRANKLIN FIRST :  
SAVINGS BANK :  
Plaintiff : NO. 99-CV-214  
vs. :  
STEVEN D. HESS AND CARLA S. : CIVIL ACTION - LAW  
HESS : IN MORTGAGE FORECLOSURE 54-99  
Defendants :

DATE OF THIS NOTICE: **March 23, 1999**

TO: STEVEN D. HESS  
RR2 BOX 2404 ROUTE 1930  
BERWICK, PENNSYLVANIA 18603

CARLA S. HESS  
RR 2 BOX 2404 ROUTE 1930  
BERWICK, PENNSYLVANIA 18603

**THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.**

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
PO Box 186, Harrisburg, PA 17108  
800-692-7375

PURCELL, KRUG & HALLER

By \_\_\_\_\_  
Leon P. Haller  
Attorney for Plaintiff  
I.D. #15700  
1719 N. Front Street  
Harrisburg, Pa. 17102  
(717) 234-4178

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **MANUFACTURERS & TRADERS TRUST COMPANY SUCCESSOR BY MERGER TO FRANKLIN FIRST SAVINGS BANK,**

**vs.**

Defendants: **STEVEN D. HESS AND CARLA S. HESS**

Filed to No. **99-CV-214**

**INSTRUCTIONS**

This is real estate execution. The property is located at:

**RR #2, BOX 2404, ROUTE 1930, BERWICK, PA 18603**

(A more complete legal description accompanies these documents.)

The parties to be served **PERSONALLY** and their addresses are as follows:

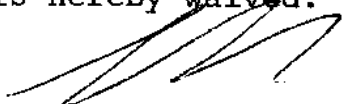
**Steven D. Hess at: RR #2, Box 2404, Route 1930, Berwick, PA 18603.**

**Carla S. Hess at: RR #2, Box 2404, Route 1930, Berwick, PA 18603.**

**WAIVER OF WATCHMAN AND 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.

**NOW, May 17, 1999** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Leon P. Haller  
Attorney for Plaintiff  
PA I.D. #15700

MANUFACTURES & TRADERS  
TRUST COMPANY SUCCESSOR BY  
MERGER TO FRANKLIN FIRST  
SAVINGS BANK,  
PLAINTIFF  
  
VS.  
  
STEVEN D. HESS AND CARLA S.  
HESS,  
DEFENDANTS


: IN THE COURT OF COMMON PLEAS  
: COLUMBIA COUNTY, PENNSYLVANIA  
:  
:  
:  
:  
: NO. 99-CV-214  
: *54-ED-1999*  
:  
: CIVIL ACTION - LAW -  
: IN MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY:

Seize, levy, advertise and sell ALL REAL PROPERTY of the Defendant named above, on the premises located at:

R. R. #2, Box 2404, Route 1930, Berwick, PA 18603  
(described in Exhibit "A" attached)

YOU ARE HEREBY RELEASED from all responsibility in not placing watchman or insurance on real property levied on by virtue of this writ.

By   
\_\_\_\_\_  
Leon P. Haller, Esquire  
1719 North Front Street  
Harrisburg, PA 17102

TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: May 17, 1999

FROM:

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

CASE CAPTION:

MANUFACTURES & TRADERS  
TRUST COMPANY SUCCESSOR BY  
MERGER TO FRANKLIN FIRST  
SAVINGS BANK,

PLAINTIFF

VS.

STEVEN D. HESS AND CARLA S.  
HESS,

DEFENDANTS

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

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: NO. 99-CV-214

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:

: CIVIL ACTION - LAW -

: IN MORTGAGE FORECLOSURE

54-ED-1999

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: Steven D. Hess

ADDRESS FOR "PERSONAL SERVICE": RR #2, Box 2404, Route 1930, Berwick, PA 18603

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

PLEASE POST PROPERTY WITH THE NOTICE OF SALE AT: RR #2, Box 2404, Route 1930, Berwick, PA 18603.



TO THE SHERIFF OF COLUMBIA COUNTY:

ORDER FOR SERVICE

DATE: May 17, 1999

FROM:

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

CASE CAPTION:

MANUFACTURES & TRADERS  
TRUST COMPANY SUCCESSOR BY  
MERGER TO FRANKLIN FIRST  
SAVINGS BANK,

PLAINTIFF

VS.

STEVEN D. HESS AND CARLA S.  
HESS,

DEFENDANTS

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

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NO. 99-CV-214

54-ED-1999

CIVIL ACTION - LAW -

IN MORTGAGE FORECLOSURE

PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE

SERVICE TO BE MADE ON DEFENDANT: Carla S. Hess

ADDRESS FOR "PERSONAL SERVICE": RR #2, Box 2404, Route 1930, Berwick, PA 18603

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

PLEASE POST PROPERTY WITH THE NOTICE OF SALE AT: RR #2, Box 2404, Route 1930, Berwick, PA 18603.

ALL THAT CERTAIN piece or parcel of land, situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the highway leading from Berwick to Lightstreet at the corner of land of Williams Huntington; thence along same North 88 degrees 50 minutes East, 16.1 perches to a stake; thence along land of Stanley Boston South 3 degrees 10 minutes West 24.4 perches to the State Highway aforesaid; thence along said highway North 49 degrees 38 minutes West 12 perches to a corner; thence along said highway North 19 degrees 02 minutes West 17.4 perches to the place of beginning.

CONTAINING 1.4 acres.

HAVING THEREON ERECTED A DWELLING KNOWN AS RR #2, Box 2404, Route 1930, Berwick, Pennsylvania 18603.

BEING THE SAME PREMISES WHICH Stephanie A. Bittenbender formerly Stephanie A. Sharrow and Hesiter H. Bittenbender, III, by their Deed dated June 25, 1986 and recorded in Columbia County Recorder of Deeds Office on June 27, 1986, in Deed book 369, page 416, granted and conveyed unto Steven D. Hess and Carla S. Hess.

Parcel # 11-06-11

MANUFACTURES & TRADERS	:	IN THE COURT OF COMMON PLEAS
TRUST COMPANY SUCCESSOR BY	:	COLUMBIA COUNTY, PENNSYLVANIA
MERGER TO FRANKLIN FIRST	:	
SAVINGS BANK,	:	
PLAINTIFF	:	
	:	
VS.	:	NO. 99-CV-214
	:	<i>54-ED-1999</i>
STEVEN D. HESS AND CARLA S.	:	
HESS,	:	CIVIL ACTION - LAW -
DEFENDANTS	:	IN MORTGAGE FORECLOSURE

**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**  
**PURSUANT TO**  
**PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129**

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: *July 27, 1999*  
TIME: *11:00 AM*  
LOCATION: SHERIFF'S OFFICE  
COLUMBIA COUNTY COURTHOUSE  
35 W. MAIN STREET  
BLOOMSBURG, PA 17815

**THE PROPERTY TO BE SOLD** is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE DESCRIPTION ATTACHED)

THE LOCATION of your property to be sold is:

RR #2, BOX 2404  
ROUTE 1930  
BERWICK  
COLUMBIA COUNTY  
PENNSYLVANIA

**THE JUDGMENT** under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

**No. 99 CV 214**

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNERS of this property  
is:

STEVEN D. HESS AND CARLA S. HESS

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.**

You may have legal rights to prevent your property from being taken away. 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. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:**

SUSQUEHANNA LEGAL SERVICES  
168 EAST 5TH STREET  
BLOOMSBURG, PA 17815

(717) 784-8750

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file an petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office - Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

PURCELL, KRUG & HALLER  
Attorney's for Plaintiff  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

ALL THAT CERTAIN piece or parcel of land, situate in the Township of North Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the highway leading from Berwick to Lightstreet at the corner of land of Williams Huntington; thence along same North 88 degrees 50 minutes East, 16.1 perches to a stake; thence along land of Stanley Boston South 3 degrees 10 minutes West 24.4 perches to the State Highway aforesaid; thence along said highway North 49 degrees 38 minutes West 12 perches to a corner; thence along said highway North 19 degrees 02 minutes West 17.4 perches to the place of beginning.

CONTAINING 1.4 acres.

HAVING THEREON ERECTED A DWELLING KNOWN AS RR #2, Box 2404, Route 1930, Berwick, Pennsylvania 18603.

BEING THE SAME PREMISES WHICH Stephanie A. Bittenbender formerly Stephanie A. Sharrow and Hesiter H. Bittenbender, III, by their Deed dated June 25, 1986 and recorded in Columbia County Recorder of Deeds Office on June 27, 1986, in Deed book 369, page 416, granted and conveyed unto Steven D. Hess and Carla S. Hess.

Parcel # 11-06-11

**PURCELL, KRUG & HALLER**  
1719 NORTH FRONT STREET  
HARRISBURG, PA 17102

MELLON BANK, N.A.  
COMMONWEALTH REGION  
HARRISBURG, PA 17108  
60-82-313  
CHECK NO. CHECK DATE

3723

003723 05/13/1999

NINE HUNDRED AND 00/100 DOLLARS\*\*\*\*\*

\$\*\*\*\*\*900.00

CHECK AMOUNT

PAY  
TO THE  
ORDER  
OF

Columbia County Sheriff's Office

VOID AFTER 90 DAYS

⑆003723⑆ ⑆03130082⑆ 212⑆ 203⑆ 6755⑆