

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

SHERIFF'S REAL ESTATE FINAL COST SHEET

Matthew J. ... VS Matthew J. ...

NO. 93-1997 E.D. NO. 604-97 J.D.

DATE OF SALE: Dec 9 1997

BID PRICE (INCLUDES COSTS) \$ 2,911.12

POUNDATE--2% OF BID PRICE \$ 58.22

TRANSFER TAX 2%, FAIR MARKET PRICE \$-

MISC. COSTS \$

TOTAL AMOUNT NEEDED TO PURCHASE \$2969.34

PURCHASER(S): The First National Bank of Berwick

ADDRESS: 111 W. Front St., Berwick, Pa 18603

NAME(S) ON DEED: The First National Bank of Berwick

PURCHASER(S) SIGNATURE(S): [Signature]

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 2969.34

LESS DEPOSIT \$ 900.

DOWN PAYMENT \$

TOTAL DUE IN EIGHT DAYS \$ 2069.34

REAL ESTATE
SHERIFF'S SALE--COST SHEET

1st Nat'l Bank - Newark vs Michael J. Santoro

NO. 93-99 E.D. NO. 604-99 J.D. DATE OF SALE 12-2-99 TIME OF SALE 11:00 AM

DOCKET AND RETURN \$ 15.00
 SERVICE PER DEFENDANT OR GARNISHEE \$ 19.00
 LEVY (PER PARCEL) \$ 15.00
 MAILING COSTS \$ 22.40
 ADVERTISING, SALE BILLS, & COPIES \$ 17.50
 ADVERTISING SALE (PLUS NEWSPAPER) \$ 15.00
 MILEAGE \$ 94.00
 POSTING HANDBILLS \$ 19.00
 CRYING?ADJOURN SALE (EACH SALE) \$ 12.00
 SHERIFF'S DEED \$ 35.00
 TRANSFER TAX FORM \$ 15.00
 DISTRIBUTION FORM \$ 75.00
 OTHER \$ 12.00

TOTAL.....\$ 408.90

PRESS-ENTERPRISE INC \$ 472.00
 SOLICITOR'S SERVICES \$ 75.00

TOTAL.....\$ 972.00

PROTHONOTARY (NOTARY) \$ 10.00
 RECORDER OF DEEDS \$ 28.50

OTHER _____

TOTAL.....\$ 38.50

REAL ESTATE TAXES:
 BOROUGH, TWP. & COUNTY TAXES, 1999 \$ 389.12
 SCHOOL DISTRICT TAXES, 1999 \$ 1676.46
 DELINQUENT TAXES, 1996, 1998 \$ 7308.31

TOTAL.....\$ 9,169.29

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

TOTAL.....\$ _____

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)
 TOTAL.....\$ 104.00

MISCELLANEOUS \$ _____
 \$ _____

TOTAL.....\$ _____

TOTAL COSTS (OPEN BID).....\$ 12,711.12

7,308.31
0.911112

99 TAXES

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17015
FAX: (717) 784-0257

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 283-6300

Bull, Bull & Knecht, LLP
106 Market St.
Berwick, PA 18603

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

NO.

WRIT OF EXECUTION 93 of 1999

SERVICE ON Michael T. Saltasia

ON October 22, 1999 AT _____ 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 Michael Saltasia

AT 368 Fifth Ave. South Naples, FL BY DEPUTY SHERIFF

~~Handing~~ **CERTIFIED MAILING #Z 052 311 906 and signed by Michael T. Saltasia**
SERVICI 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 Michael T. Saltasia

SO ANSWERS:

Chief DEPUTY SHERIFF
Timothy Chamberlain

SWORN AND SUBSCRIBED BEFORE ME

THIS _____ DAY OF _____

SHERIFF

19 _____

HARRY A. ROADARMEL, JR.



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

PHONE
~~XXXXXXXX~~
570-389-5622

24 HOUR PHONE
(717) 384-1300

Bull, Bull & Knecht, LLP
106 Market St.
Berwick, PA 18603

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

VS.

WRIT OF EXECUTION 93 of 1999
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Thursday November 4, 1999 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Michael T. Saltasia
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY ^{Chief}
SHERIFF Timothy T. Chamberlain

SO ANSWERS:

DEPUTY SHERIFF _____

SHERIFF HARRY A. ROADARMEL, JR. _____

Sworn and subscribed before me
this _____ day of _____
_____ 19 _____

Sarah J. Hower

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

Date: November 3, 1999

RE: Sheriff's Sale Advertising Dates:

First Nat'l Bank Berwick VS. Michael T. Saltasia

No. 93 of 1999 E.D. No. 604 of 1999 J.D.

To Whom it may concern:

Please advertise the enclosed SHERIFF SALE on the following dates:

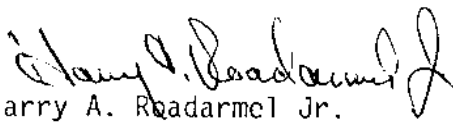
1st week Nov. 18, 1999 DATE OF SALE: DECEMBER 9, 1999 AT 11:00 AM

2nd week Nov. 25, 1999

3rd week December 2, 1999

Feel free to contact me if you have any questions.

Respectfully,


Harry A. Roadarmel Jr.

Sheriff

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 November 18, 25, December 2, 1999 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.

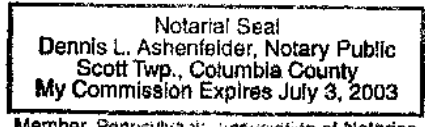
..... PJB

Sworn and subscribed to before me this 6th day of December 19 99 .

..... [Signature]

(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.

.....

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

MICHAEL T. SALTASIA,

DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 99-CV-604

: 93-ED-1999

AFFIDAVIT PURSUANT TO RULE 3129.1

THE FIRST NATIONAL BANK OF BERWICK, PENNSYLVANIA, 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 at R.R. #3, Box 3090, Berwick, Briar Creek Township, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached.

1. Name and address of Owner or Reputed Owner:

<u>Name</u>	<u>Address</u>
MICHAEL T. SALTASIA	368 5 TH AVE. SOUTH NAPLES, FL 34102

2. Name and address of Defendant in Judgment:

<u>Name</u>	<u>Address</u>
MICHAEL T. SALTASIA	368 5 th Ave. South Naples, FL 34102

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

<u>Name</u>	<u>Address</u>
READING MEAT TERMINAL, INC. (790-1988 - \$1,976.93)	216 East 4 th Street Berwick, PA 16803
BARBARA N. SILVETTI (1602-1998 - \$5,193.00)	1107A Third Ave. Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
UNITED PENN BANK (325-523 - \$44,000.00)	18 West Market Street Wilkes-Barre, PA 18711

983

JOHN R. & DIANE F. CALELLA
(663-344 - \$70,000.00)

493 Banyan Blvd.
Naples, FL 34102

FNB OF NAPLES
(716-323 - \$61,469.59)

P.O. Box 413043
34101-3043

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

Name

Address

N/A

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

Name

Address

N/A

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:

Name

Address

Columbia County Tax Claim Bureau

Columbia County Courthouse
Main Street
Bloomsburg, PA 17815

Briar Creek Township Tax Collector
Attn: Joan M. Rothery

R.R. #4, Box 4502
Berwick, PA 18603

Our records indicated that you may hold a mortgage, judgment, lien, leasehold or other interest in the property subject to the Sheriff Sale which may be extinguished by the sale. You may wish to attend the sale to protect your interest. The Sheriff Sale is to satisfy the judgment in mortgage foreclosure obtained by The First National Bank of Berwick, PA on **August 11, 1999** in the amount of **\$118,462.14** plus per diem at the rate of **\$23.95** from **October 27, 1998**.

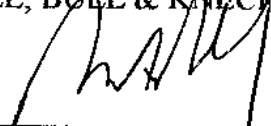
A schedule of distribution will be filed by the Sheriff on a date specified by the Sheriff but no later than thirty (30) days after the Sale. Distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days after the filing of the schedule.

YOUR LIEN OR INTEREST IN THIS PROPERTY MAY BE LOST OR OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF SALE. A LAWYER CAN

OTHERWISE AFFECTED ADVERSELY BY THIS SHERIFF SALE. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY HOW YOUR RIGHTS MAY BE AFFECTED.

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

BULL, BULL & KNECHT, LLP



Robert A. Bull
Attorney for Plaintiff

SALTASIA - EXHIBIT "A"

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

BEGINNING at a point on the northerly side of road leading from the Borough of Berwick to the Village of Martzville, at a point 16 ½ feet from the center of said road and 25 feet west from the southwesterly corner of lot now or late of Fred Lutz; thence along the northerly side of said road in a westerly direction 75 feet to the southeasterly corner of lands now or late of Paul J. Stenko; thence in a northerly direction along the easterly line of land now or late of Paul J. Stenko 200 feet to a stake; thence in a line parallel with the above mentioned road in an easterly direction 75 feet to a point 25 feet west of the northwesterly corner of lot now or late of Fred Lutz; thence in a line parallel with the second line herein described and also parallel with the westerly line of land now or late of Fred Lutz and 25 feet distant therefrom in a southerly direction 200 feet to the northerly side of the above mentioned road, the place of beginning.

BEING THE SAME PREMISES conveyed to Michael T. Saltasia and Lola A. Saltasia, his wife, by deed of February 18, 1977 and recorded in the Columbia County Recorder of Deeds Office in Record Book 280, Page 77.

PREMISES improved with a two-story frame dwelling home with garage attached, more commonly known as R.R. #3, Box 3090, Berwick, Briar Creek Township, Columbia County, Pennsylvania.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, within thirty (30) 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 (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of THE FIRST NATIONAL BANK OF BERWICK, PENNSYLVANIA, against MICHAEL T. SALTASIA, Defendant and will be sold by:

SHERIFF OF COLUMBIA COUNTY

BULL, BULL & KNECHT, LLP
Attorney for Plaintiff

THE FIRST NATIONAL BANK OF
BERWICK,
PLAINTIFF

VS.

MICHAEL T. SALTASIA,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 99-CV-604

: 93-ED-1999

WRIT OF EXECUTION

TO: THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs against the above-named Defendant, Michael T. Saltasia:

(1) You are directed to levy upon the property of the Defendant and to sell his interest therein which property is located at R.R. #3, Box 3090, Briar Creek Township, Columbia County, Pennsylvania, and which is particularly described in Deed Book 280, Page 77.

1. Principal	\$ 98,551.56
2. Interest from 10/27/98 to 4/27/99	\$ 5,127.85
3. Attorney's Commission	\$ 14,782.73

Real Debt \$118,462.14 and costs

DATED: 8/31, 1998

Tami B. Kline
PROTHONOTARY

1. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

3. Article Addressed to:
 Michael T. Saltasia
 368 5th Ave., South
 Naples, FL 34102

4a. Article Number
 Z052 311 906

4b. Service Type
 Registered
 Express Mail
 Return Receipt for Merchandise

7. Date of Delivery
 10/22

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

5. Received By: (Print Name)
 Michael T. Saltasia

6. Signature: (Addressee or Agent)
 X *Michael T. Saltasia*

PS Form 3811, December 1994

102595-98-B-0229 Domestic Return Receipt

is your RETURN ADDRESS completed on the reverse side?

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 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.

3. Article Addressed to:
 United Penn Bank
 18 West Market Street
 Wilkes-Barre, PA 18711

4a. Article Number
 Z 052 311 998

4b. Service Type
 Registered
 Express Mail
 Return Receipt for Merchandise

7. Date of Delivery
 OCT 21 1999

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
 X *[Signature]*

PS Form 3811, December 1994

102595-98-B-0229 Domestic Return Receipt

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 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.

3. Article Addressed to:
 FNB Bank of Naples
 P.O. BOX 413043
 Naples, FL 34101-3043

4a. Article Number
 Z 052 311 900

4b. Service Type
 Registered
 Express Mail
 Return Receipt for Merchandise

7. Date of Delivery

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
 X *Pela Lawson*

PS Form 3811, December 1994

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is your RETURN ADDRESS completed on the reverse side?

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 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.

3. Article Addressed to:
 Commonwealth of Pennsylvania
 Department of Revenue
 Bureau of Compliance / Sheriff Sale
 Clearance Support Section Dept. 281230
 Harrisburg, PA 17128-0046 1230

4a. Article Number
 Z052 311 908

4b. Service Type
 Registered
 Express Mail
 Return Receipt for Merchandise

7. Date of Delivery
 OCT 20 1999

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)
 X *[Signature]*

PS Form 3811, December 1994

102595-98-B-0229 Domestic Return Receipt

THE FIRST NATIONAL BANK OF
BERWICK,
PLAINTIFF

VS.

MICHAEL T. SALTASIA,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 99-CV-604

: 93-ED-1999

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

TO: MICHAEL T. SALTASIA
R.R. #3, BOX 3090
BERWICK, PA 18603

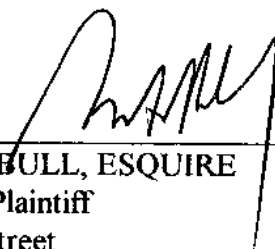
Michael T. Saltasia, Defendant herein and owner of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on Dec. 9 1999, at 11:00 o'clock AM., eastern time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate at R.R. #3, Box 3090, Briar Creek Township, Columbia County, Pennsylvania.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will

be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF
BULL, BULL & KNECHT, LLP



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. _____ of 19___, 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 the Town of Bloomsburg, Bloomsburg, Columbia County, Pennsylvania, on _____ at _____ o'clock __.m., in the forenoon of the said day, all the right, title and interest of the Defendant in and to:

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

BEGINNING at a point on the northerly side of road leading from the Borough of Berwick to the Village of Martzville, at a point 16 ½ feet from the center of said road and 25 feet west from the southwesterly corner of lot now or late of Fred Lutz; thence along the northerly side of said road in a westerly direction 75 feet to the southeasterly corner of lands now or late of Paul J. Stenko; thence in a northerly direction along the easterly line of land now or late of Paul J. Stenko 200 feet to a stake; thence in a line parallel with the above mentioned road in an easterly direction 75 feet to a point 25 feet west of the northwesterly corner of lot now or late of Fred Lutz; thence in a line parallel with the second line herein described and also parallel with the westerly line of land now or late of Fred Lutz and 25 feet distant therefrom in a southerly direction 200 feet to the northerly side of the above mentioned road, the place of beginning.

BEING THE SAME PREMISES conveyed to Michael T. Saltasia and Lola A. Saltasia, his wife, by deed of February 18, 1977 and recorded in the Columbia County Recorder of Deeds Office in Record Book 280, Page 77.

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NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) 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 (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of The First National Bank of Berwick against (Defendant) Michael T. Saltasia, and will be sold by:

HARRY ROADARMEL
Sheriff of Columbia County

ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

MICHAEL T. SALTASIA,

DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 99-CV-604

: 93-ED-1999

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 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.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgement was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

**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 East Fifth Street
Bloomsburg, PA 17815
(717) 784-8760

LAW OFFICES OF BULL, BULL & KNECHT, LLP



ROBERT A. BULL, ESQUIRE
Attorney for Plaintiff
106 Market Street
Berwick, PA 18603
(717) 759-1231
I.D. # 25892

THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

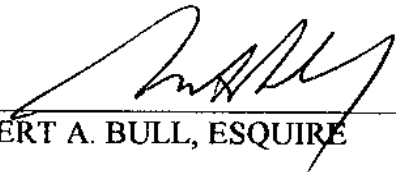
MICHAEL T. SALTASIA,
DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

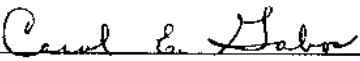
: NO. 99-CV-604
: 93-ED-1999

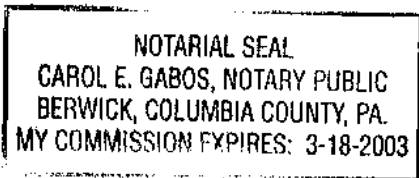
WATCHMAN RELEASE FORM

I, ROBERT A. BULL, ESQUIRE, being duly sworn according to law, depose and say that I am the Attorney for the Plaintiff, that I make this waiver on behalf of the within Plaintiff, The First National Bank of Berwick, and being authorized so to do, waive the right to the placing of a Watchman and/or insurance on the property located at R.R. #3, Box 3090, Berwick, Briar Creek Township, Columbia County, Pennsylvania, in the above mortgage foreclosure action.


ROBERT A. BULL, ESQUIRE

Sworn to and subscribed to before
this 18th day of August, 19 99


Notary Public



THE FIRST NATIONAL BANK OF
BERWICK,

PLAINTIFF

VS.

MICHAEL T. SALTASIA,

DEFENDANT

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

: NO. 99-CV-604

93-ED-1999

AFFIDAVIT OF LAST KNOWN ADDRESS

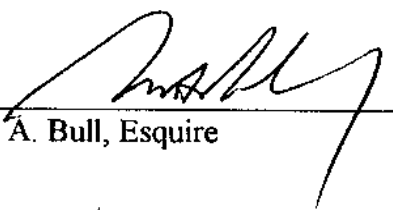
COMMONWEALTH OF PENNSYLVANIA :

: SS

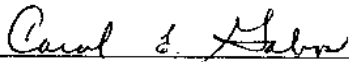
COUNTY OF COLUMBIA :

ROBERT A. BULL, ESQUIRE, being duly sworn according to law, does depose and say that he is the Attorney for the Plaintiff and that he makes this Affidavit on the Plaintiff's behalf and that he is authorized to do so on behalf of the Plaintiff, and that to the best of his knowledge, information and belief, the name and last known address of the Defendant in the above captioned judgment is:

Michael T. Saltasia
368 Fifth Avenue South
Naples, Florida 34102


Robert A. Bull, Esquire

Sworn to and subscribed to before me
this 18th day of August, 1999


Notary Public

NOTARIAL SEAL
CAROL E. GABOS, NOTARY PUBLIC
BERWICK, COLUMBIA COUNTY, PA.
MY COMMISSION EXPIRES: 3-18-2003

THE FIRST NATIONAL BANK OF
BERWICK,
PLAINTIFF

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PA
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE ACTION

VS.

MICHAEL T. SALTASIA,
DEFENDANT

: NO. 99-CV-604
93-ED-1999

**AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS
OF DEFENDANT AND PLAINTIFF**

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF COLUMBIA :

Robert D. McWilliams, being duly sworn according to law, does depose and say that he did, upon request of The First National Bank of Berwick, Pennsylvania investigate the status of Michael T. Saltasia, the above-captioned Defendant with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed you and affiant avers he is not now, nor was he within a period of three months last, in the military of naval service of the United State within the purview of the aforesaid Soldiers' and Sailors' Civil Relief Act of 1940; and that the last known address of said Defendant, Michael T. Saltasia is 368 Fifth Avenue South, Naples, FL 34102; and the address of the above Plaintiff is 111 West Front Street, Berwick, PA 18603.

Robert D. McWilliams AVP
Robert D. McWilliams,
Assistant Vice President

Sworn to and subscribed to before me
this 19th day of August, 1999

Carol E. Gabos
Notary Public
My Commission Expires:

NOTARIAL SEAL
CAROL E. GABOS, NOTARY PUBLIC
BERWICK, COLUMBIA COUNTY, PA.
MY COMMISSION EXPIRES: 3-18-2003

1 FIRST NATIONAL BANK
BERWICK, PA. 18603
A First Keystone Community Bank

0162332

60712
313

For Account of M. Sattasia Foreclosure

DATE 12/9/99

PAY Two thousand sixty-nine and 34/100

\$ 2,069.34

TO THE ORDER OF Columbia County Sheriff

CASHIER'S CHECK

[Signature]

Authorized Signature

⑆0162332⑆ ⑆031307125⑆ 01 20631 3⑆01

FIRST NATIONAL BANK

BERWICK, PA. 18603

© A First Keystone Community Bank

0162164

60.712
313

For Account of **Michael T. Saltiesia Tax Parcel #07-02C-004-00,000**

DATE **December 3, 1999**

REMITTER COPY

\$ 7,264.11

PAY

TO THE ORDER OF

**Tax Claim Bureau
Columbia County**

CASHIER'S CHECK

COPY-NOI NEGOTIABLE

Authorized Signature

TAX CLAIM BUREAU OF COLUMBIA
BLOOMSBURG PA 17815

PARCEL NO:	07 -02C-004-00,000	RECEIPT NO:	1225
SCHOOL DISTRICT:	BERWICK AREA SCHOOL DISTRICT	DATE:	03-DEC-99
MUNICIPALITY:	BRIARCREEK TWP	PAID:	\$2,930.89
RECEIVED OF:	FIRST NATIONAL BANK		
ASSESSED OF:	SALTASIA, MICHAEL T		
	R R 3 BOX 3090		
	BERWICK PA 18603		

REAL ESTATE TAXES

1996	FACE	PENALTY	INTEREST	LIEN	NOTICE	OTHER	TOTAL
COUNTY	260.08	26.01	75.12	15.00	675.00	90.00	1,141.21
MUNICIPALITY	54.16	2.71	14.94				71.81
SCHOOL	1,236.97	123.70	357.20				1,717.87
TOTAL	1,551.21	152.42	447.26	15.00	675.00	90.00	2,930.89

****** PAID ******
 If paid by check, receipt not valid until accepted by Drawee Bank

**TAX CLAIM BUREAU OF COLUMBIA
BLOOMSBURG PA 17815**

PARCEL NO: 07 -02C-004-00,000 **RECEIPT NO:** 1226
SCHOOL DISTRICT: BERWICK AREA SCHOOL DISTRICT
MUNICIPALITY: BRIARCREEK TWP **DATE:** 03-DEC-99
RECEIVED OF: FIRST NATIONAL BANK **PAID:** \$2,280.75
ASSESSED OF: SALTASIA, MICHAEL T
R R 3 BOX 3090
BERWICK PA 18603

REAL ESTATE TAXES

1997	FACE	PENALTY	INTEREST	LIEN	NOTICE	OTHER	TOTAL
COUNTY	260.08	26.01	49.38	15.00	205.00	60.00	615.47
MUNICIPALITY	54.16	5.42	10.29				69.87
SCHOOL	1,236.97	123.70	234.74				1,595.41
TOTAL	1,551.21	155.13	294.41	15.00	205.00	60.00	2,280.75

****** PAID ******

If paid by check, receipt not valid until accepted by Drawee Bank

**TAX CLAIM BUREAU OF COLUMBIA
BLOOMSBURG PA 17815**

PARCEL NO:	07-02C-004-00,000	RECEIPT NO:	1227
SCHOOL DISTRICT:	BERWICK AREA SCHOOL DISTRICT	DATE:	03-DEC-99
MUNICIPALITY:	BRIARCREEK TWP	PAID:	\$2,052.47
RECEIVED OF:	FIRST NATIONAL BANK		
ASSESSED OF:	SALTASIA, MICHAEL T R R 3 BOX 3090 BERWICK PA 18603		

REAL ESTATE TAXES

1998	FACE	PENALTY	INTEREST	LIEN	NOTICE	OTHER	TOTAL
COUNTY	260.08	26.01	23.62	15.00	35.00	30.00	389.71
MUNICIPALITY	54.16	5.42	4.93				64.51
SCHOOL	1,342.24	134.22	121.79				1,598.25
TOTAL	1,656.48	165.65	150.34	15.00	35.00	30.00	2,052.47

****** PAID ******

If paid by check, receipt not valid until accepted by Drawee Bank

23934

60-712313

BULL, BULL & KNECHT, LLP
ATTORNEY-AT-LAW
106 MARKET ST.
BERWICK, PA 18603

DATE 8/31/99

\$ 31.00

PAY TO THE ORDER OF Sheriff - Col. Co.
Thirty-one and 00/100

FEDERAL RESERVE NOTE
 DOLLARS

FIRST NATIONAL BANK
BERWICK, PENNSYLVANIA 18603
A First Keystone Community Bank

FOR Saltasia Barbara A. Becher ^{MP}

⑈023934⑈ ⑆031307125⑆ 01 05575 2⑈01

23935

60-712313

BULL, BULL & KNECHT, LLP
ATTORNEY-AT-LAW
106 MARKET ST.
BERWICK, PA 18603

DATE 9-1-99

\$ 869.00

PAY TO THE ORDER OF Sheriff - Col. Co.
Eight hundred sixty-nine and 00/100

FEDERAL RESERVE NOTE
 DOLLARS

FIRST NATIONAL BANK
BERWICK, PENNSYLVANIA 18603
A First Keystone Community Bank

FOR Saltasia Barbara A. Becher ^{MP}

⑈023935⑈ ⑆031307125⑆ 01 05575 2⑈01

SHERIFF'S SALE

THURSDAY DECEMBER 9, 1999 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 93 OF 1999 AND CIVIL WRIT NO. 604 OF 1999 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 DEFENDANTS IN AND TO:

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

BEGINNING at a point on the northerly side of road leading from the Borough of Berwick to the Village of Martzville, at a point 16 1/2 feet from the center of said road and 25 feet west from the southwesterly corner of lot now or late of Fred Lutz; thence along the northerly side of said road in a westerly direction 75 feet to the southeasterly corner of lands now or late of Paul J. Stenko; thence in a northerly direction along the easterly line of land now or late of Paul J. Stenko 200 feet to a stake; thence in a line parallel with the above mentioned road in an easterly direction 75 feet to a point 25 feet west of the northwesterly corner of lot now or late of Fred Lutz; thence in a line parallel with the second line herein described and also parallel with the westerly line of land now or late of Fred Lutz and 25 feet distant therefrom in a southerly direction 200 feet to the northerly side of the above mentioned road, the place of beginning.

BEING THE SAME PREMISES conveyed to Michael T. Saltasia and Lola A. Saltasia, his wife, by deed of February 18, 1977 and recorded in the Columbia County Recorder of Deeds Office in Record Book 280, Page 77.

PREMISES improved with a two-story frame dwelling home with garage attached, more commonly known as R.R. #3, Box 3090, Berwick, Briar Creek Township, Columbia County, Pennsylvania.

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.

ATTORNEY FOR PLAINTIFF
Bull, Bull & Knecht, LLP
106 Market Street
Berwick, Pa. 18603

HARRY A. ROADARMEL JR.
Columbia County Sheriff