

SHERIFF'S SALE - COST SHEET

BA Maet

vs. Robert J. Kelly Ball

33-7001 E.D. No. 61-2061 J.D. Date of Sale 6-13-01 Time of Sale 10:00

DOCKET & RETURN	\$	<u>15.-</u>	
SERVICE PER DEFENDANT OR GARNISHEE		<u>170.-</u>	
LEVY (PER PARCEL)		<u>15.-</u>	
MAILING COSTS		<u>22.50</u>	
ADVERTISING, SALE BILLS & COPIES		<u>17.50</u>	
ADVERTISING SALE (PLUS NEWSPAPER)		<u>15.-</u>	
MILEAGE		<u>30.-</u>	
POSTING HANDBILL		<u>15.-</u>	
CRYING/ADJOURN SALE (EACH SALE)		<u>10.-</u>	
SHERIFF'S DEED		<u>35.-</u>	
TRANSFER TAX FORM		<u>25.-</u>	
DISTRIBUTION FORM		<u>25.-</u>	
OTHER <u>Notary</u>		<u>12.-</u>	
<u>Copies</u>		<u>350</u>	
TOTAL *****	\$		<u>360.50</u>

PRESS-ENTERPRISE INC	\$	<u>461.00</u>	
SOLICITOR'S SERVICES		<u>75.00</u>	
TOTAL *****	\$		<u>536.00</u>

PROTHONOTARY (NOTARY)	\$	<u>10.-</u>	
RECORDER OF DEEDS		<u>28.50</u>	
OTHER			
TOTAL *****	\$		<u>38.50</u>

REAL ESTATE TAXES:			
BOROUGH, TWP & COUNTY TAXES	20	\$	
SCHOOL DISTRICT TAXES	20		
DELINQUENT TAXES	20	<u>10.-</u>	
TOTAL *****			<u>10.-</u>

MUNICIPAL FEES DUE:			
SEWER- MUNICIPAL	20	\$	
WATER- MUNICIPAL	20		
TOTAL *****			

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)			
TOTAL *****	\$		<u>90.-</u>

MISCELLANEOUS <u>Domestic</u>	\$	<u>739.29</u>	
	\$		
TOTAL *****	\$		

TOTAL COSTS (OPEN BID) *****	\$		<u>1035.-</u>
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HARRY A. ROADARMEL, JR.



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

24 HOUR PHONE
(717) 784-6300

PHONE
(717) 389-5622

SHERIFF'S REAL ESTATE FINAL COST SHEET

B.A. Mort VS Robert J. - KATHY BALL

NO. 33-2001 E.D. NO. 61-2001 J.D.

DATE OF SALE: 6-13-01 10:00

BID PRICE (INCLUDES COSTS) \$ 112,000.

POUNDAGE--2% OF BID PRICE \$ 2,240

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -0-

MISC. COSTS \$ 1,035

TOTAL AMOUNT NEEDED TO PURCHASE \$ 3,275.-

PURCHASER(S): _____

ADDRESS: _____

NAME(S) ON DEED: _____

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

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 3,275.-

LESS DEPOSIT \$ 1,200.-

DOWN PAYMENT \$ _____

TOTAL DUE IN EIGHT DAYS \$ 2,075.-

JUNE 20, 2001

OFFICE OF THE SHERIFF
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

Re: BA MORTGAGE, LLC SUCCESSOR IN INTEREST BY MERGER OF NATIONS BANC
MORTGAGE CORPORATION
vs
ROBERT I. BALL, JR. AND KATHY A. BALL

Dear Sir/Madam:

As you are aware this office represents the above referenced Plaintiff with respect to the mortgage foreclosure action against ROBERT I. BALL, JR. AND KATHY A. BALL

This letter will serve as authorization for you to ASSIGN the Plaintiff's successful bid at the COLUMBIA COUNTY Sheriff's Sale held on JUNE 13, 2001 to:

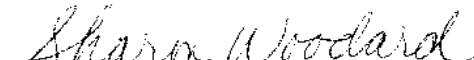
FEDERAL HOME LOAN MORTGAGE CORPORATION
2231 CRYSTAL DRIVE.
ARLINGTON, VA 22202

Please prepare a Sheriff's Deed naming the Grantee to the subject property as listed above. Also, enclosed please find two realty transfer tax forms and our check in the amount of \$2,075.00 needed to complete this action.

As always, if you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

SPEAR AND HOFFMAN, P.A.



Sharon Woodard
Legal Assistant for
BONNIE DAHL, ESQUIRE

enclosures

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

BA MORTGAGE, LLC SUCCESSOR IN
INTEREST BY MERGER OF NATIONS BANK
MORTGAGE CORPORATION

PLAINTIFF,

vs.

ROBERT I. BALL, JR. AND KATHY A. BALL

DEFENDANT(S)

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY

DOCKET NO. 2001-CV-61

2001.ED-33

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):

Premises: RR 1, BOX 124
STILLWATER, PA 17878

Amount Due	\$121,807.65
Interest from MARCH 31, 2001	\$
Total	\$
Plus costs as endorsed	\$

Lami B. Kline

Prothonotary, Common Pleas
Court of Columbia County

Dated: *April 6, 2001*

(seal)

SPEAR & HOFFMAN, P.A.
BY: ROBERT W. CUSICK, ESQUIRE
ATTORNEY I.D. NO. 80193
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

*Spear & Hoffman, P.A.
Attorney File Copy*

BA MORTGAGE, LLC SUCCESSOR IN
INTEREST BY MERGER OF NATIONS BANC
MORTGAGE CORPORATION
PLAINTIFF,

vs.

ROBERT I. BALL, JR. AND KATHY A. BALL
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-61

2001-ED-33

AFFIDAVIT PURSUANT TO RULE 3129.1

BA MORTGAGE, LLC SUCCESSOR IN INTEREST BY MERGER OF NATIONS BANC MORTGAGE CORPORATION, Plaintiff in the above action, by its attorney, ROBERT W. CUSICK, ESQUIRE sets forth, as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at RR 1, BOX 124, STILLWATER, PA 17878:

1. Name and address of Owner(s) or Reputed Owner(s):

ROBERT I. BALL, JR. AND KATHY A. BALL
201 KILES RD.
STILLWATER, PA 17878

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

ROBERT I. BALL, JR. AND KATHY A. BALL
201 KILES RD.
STILLWATER, PA 17878

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

NONE

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

BA MORTGAGE, LLC SUCCESSOR IN INTEREST BY MERGER OF NATIONS BANC
MORTGAGE CORPORATION
475 CROSSPOINT PARKWAY
GETZVILLE, NY 14240

LEE M. STAHL AND WANDA WAY STAHL
RR #1, BOX 123A
STILLWATER, PA 17878

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

DOMESTIC RELATIONS
P.O. BOX 380
BLOOMSBURG, PA 17815

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:

COLUMBIA COUNTY TAX CLAIM BUREAU
P.O. BOX 380
BLOOMSBURG, PA 17815

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE - LIEN
BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946
ATTENTION: SUE BLOUGH

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:

TENANT(S)/OCCUPANT(S)
RR 1, BOX 124
STILLWATER, PA 17878

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. §4904 relating to unsworn falsification to authorities.

SPEAR & HOFFMAN, P.A.



ROBERT W. CUSICK, ESQUIRE
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A.
BY: ROBERT W. CUSICK, ESQUIRE
ATTORNEY I.D. NO. 80193
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

BA MORTGAGE, LLC SUCCESSOR IN
INTEREST BY MERGER OF NATIONS
BANC MORTGAGE CORPORATION
PLAINTIFF,

vs.

ROBERT I. BALL, JR. AND KATHY A. BALL
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-61

2001-ED-33

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ROBERT I. BALL, JR.
201 KILES RD.
STILLWATER, PA 17878

Your house (real estate) at:

RR 1, BOX 124
STILLWATER, PA 17878

is scheduled to be sold at Sheriff's Sale on at: *June 13, 2001, wed 1000 AM*

COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815

at a.m./p.m. to enforce the court judgment of \$121,807.65 obtained by BA MORTGAGE, LLC SUCCESSOR IN INTEREST BY MERGER OF NATIONS BANC MORTGAGE CORPORATION against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to BA MORTGAGE, LLC SUCCESSOR IN INTEREST BY MERGER OF NATIONS BANC MORTGAGE CORPORATION the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (856) 755-1560.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may be able to stop the sale through other legal proceedings.

SPEAR & HOFFMAN, P.A.
Attorneys at Law
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
Tel: (856) 755-1560
Fax: (856) 755-1570

March 31, 2001

OFFICE OF THE SHERIFF OF COLUMBIA COUNTY
COLUMBIA COUNTY COURTHOUSE
P.O. BOX 380
BLOOMSBURG, PA 17815
ATTN: SHERIFF'S SALE DEPARTMENT

RE: BA MORTGAGE, LLC SUCCESSOR IN INTEREST BY MERGER OF
NATIONSANC MORTGAGE CORPORATION
v.
ROBERT I. BALL, JR. AND KATHY A. BALL
Docket No. 2001-CV-61
Our File No. BKB-P-150

Dear Sir/Madam:

The Prothonotary shall have delivered the Writ of Execution for sale of Real Property to you together with the below listed documents for the _____ sale date. Please advise if this property will not be scheduled for that date.

In accordance with Columbia County's requirements for scheduling a Sheriff's sale, I enclose:

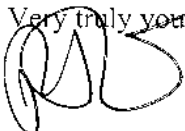
- Sale deposit in the amount of \$1,200.00;
- Property legal description;
- Affidavit pursuant to Rule 3129.1;
- Act 91 Affidavit;
- Notices of Sale for each Defendant;
- Certification as to the sale of property;
- Certificate to the sheriff;
- Request for service of the notice of sale;
- Request for posting, advertising, of the notice of sale;

Please time stamp the enclosed "ATTORNEY COPY" of the 3129 Affidavit and return in the prepaid envelope provided.

We will send notice of the sale to all known lien holders prior to the sale and will file a Certification.

Thank you for your cooperation in this matter.

Very truly yours,



ROBERT W. CUSICK, ESQUIRE

Enclosures

is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 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.

I also wish to receive the following services (for an extra fee): **33-2001**

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

SMALL BUSINESS ADMINISTRATION
7 NORTH WILKES-BARRE BLVD
WILKES-BARRE, PA 18702-5241

4a. Article Number
70000520001714215603

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

7. Date of Delivery
4/11/01

5. Received By: (Print Name)
MARY VONDERHEID

6. Signature: (Addressee or Agent)
X Mary Vonderheid

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

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 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.

I also wish to receive the following services (for an extra fee): **33-2001**

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

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

4a. Article Number
70000250001714215597

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

7. Date of Delivery
APR 11 2001

5. Received By: (Print Name)

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

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

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and 2 for additional services.
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I also wish to receive the following services (for an extra fee): **33-2001**

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALES
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG PA 17128-1230

4a. Article Number
70000520001714215500

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

7. Date of Delivery

5. Received By: (Print Name)

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

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

PS Form 3811, December 1994 102595-97-B-0179 Domestic Return Receipt

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

BEGINNING at a point in the center of Benton Township Road No. 673 at the intersection of the easterly boundary of Tract No. 2, being lands of David Eugene and Roberta Jean Hippenstiel; thence from said place of beginning and continuing along Benton Township Road No. 673 north 86 degrees 19 minutes 00 seconds west 434.31 feet to an iron pin; thence north 45 degrees 12 minutes 40 seconds west 143.70 feet to an iron pin; thence north 25 degrees 57 minutes 00 seconds east 178.60 feet to an iron pin; thence north 56 degrees 29 minutes 59 seconds east 240.53 feet to an iron pin; thence along land now or formerly of Daniel Ashelman south 45 degrees 12 minutes 40 seconds east 479.37 feet to an iron pin corner; thence south 44 degrees 35 minutes 00 seconds west 119.01 feet to the point of beginning. The aforesaid description being an exception from Tract No. 2, land of David Eugene and Roberta Jean Hippenstiel, containing 3.59 acres. The aforesaid description prepared in accordance with draft of survey of Robert Dennis Butters, P.L.S. dated June 30, 1990.

BEING the same premises which David Eugene Hippenstiel and Roberta Jean Hippenstiel, Husband and Wife, by Deed dated February 26, 1996 and recorded February 27, 1996 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Deed Book Volume 617, Page 631, granted and conveyed unto Robert I. Ball, Jr. and Kathy A. Ball, Husband and Wife.

SPEAR & HOFFMAN, P.A.
BY: ROBERT W. CUSICK, ESQUIRE
ATTORNEY I.D. NO. 80193
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

BA MORTGAGE, LLC SUCCESSOR IN
INTEREST BY MERGER OF NATIONS BANK
MORTGAGE CORPORATION

PLAINTIFF,

vs.

ROBERT I. BALL, JR. AND KATHY A. BALL
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-61

2001-ED-33

CERTIFICATION AS TO THE SALE OF REAL PROPERTY

I hereby certify that I am the Attorney of record for the Plaintiff in this Action against Real Property and further certify this property is:

- FHA - Tenant Occupied or Vacant
- Commercial
- As a result of a Complaint in Assumpsit

That the Plaintiff has complied in all respects with Section 403 of the Mortgage assistance Act including but not limited to:

- (a) Service of notice on Defendant(s)
- (b) Expiration of 30 days since the service of notice
- (c) Defendant(s) failure to request or appear at meeting with Mortgagee or Consumer Credit Counseling Agency
- (d) Defendant(s) failure to file application with Homeowners Emergency Assistance Program.

I further agree to indemnify and hold harmless the Sheriff of Columbia County for any false statement given herein.



ROBERT W. CUSICK, ESQUIRE
Attorney for Plaintiff

SPEAR & HOFFMAN, P.A.
BY: ROBERT W. CUSICK, ESQUIRE
ATTORNEY I.D. NO. 80193
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, N.J. 08034
(856) 755-1560
ATTORNEY FOR PLAINTIFF

BA MORTGAGE, LLC SUCCESSOR IN
INTEREST BY MERGER OF NATIONS BANC
MORTGAGE CORPORATION

PLAINTIFF,

vs.

ROBERT I. BALL, JR. AND KATHY A. BALL
DEFENDANTS

COURT OF COMMON PLEAS
COLUMBIA COUNTY

DOCKET NO. 2001-CV-61

2001-ED-33

CERTIFICATION

ROBERT W. CUSICK, ESQUIRE, hereby verifies that he is the attorney for the Plaintiff in the above captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- an FHA mortgage
- non-owner occupied
- vacant
- Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa.C.S. section 4904 relating to unsworn falsification to authorities.



ROBERT W. CUSICK, ESQUIRE
Attorney for Plaintiff

BA MORTGAGE, LLC SUCCESSOR IN	:
INTEREST BY MERGER OF NATIONS	:
BANC MORTGAGE CORPORATION	: COURT OF COMMON PLEAS
vs.	:
	: NO. 2001-CV-61
ROBERT I. BALL, JR. AND KATHY A. BALL	: <i>2001-ED-33</i>

I HEREBY CERTIFY THAT

I. The judgment entered in the above matter is based on an action:

- A. In Assumpsit (Contract)
- B. In Trespass (Accident)
- C. **In Mortgage Foreclosure**
- D. On a note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.

II. The defendant(s) own the property being exposed to sale as:


- A. An individual
- B. Tenants by the Entireties
- C. Joint tenants with right of survivorship
- D. A partnership
- E. Tenants in Common
- F. A corporation

III. The defendant(s) is (are):

- A. Resident in the Commonwealth of Pennsylvania
- B. Not resident in the Commonwealth of Pennsylvania
- C. If more than one defendant and either A or B above not applicable, state which defendants are residents of the Commonwealth of Pennsylvania.

Residents: _____

Name: ROBERT W. CUSICK, ESQUIRE
Attorney I.D. No. 80193

Signature: 
Address: 1020 N. Kings Highway, Suite 210
Cherry Hill, N.J. 08034

Phone No. (856) 755-1560

In the Court of Common Pleas of COLUMBIA County, Pennsylvania
DOMESTIC RELATIONS SECTION

NOTICE OF INTERSTATE LIEN

TO: Harry Roadamel, Jr.
Columbia County Courthouse
Sheriff's Department
P.O. Box 380
Bloomsburg, PA 17815

FROM: DOMESTIC RELATIONS SECTION
15 PERRY AVE
BLOOMSBURG PA 17815

OBLIGOR:
ROBERT I. BALL JR
SSN: 169-54-8529 Date of Birth: 10/08/59

Phone: (570) 387-8870 Fax: (570) 387-8876

Claimant's Case #: 369001416

OBLIGEE:
DEDDI A. EFFINGER

This lien results from a child support order, entered on AUGUST 2, 2000 by
Columbia County Domestic Relations . This order requires the above-named
obligor to pay child support in the amount of \$ 265.00 per MONTH

As of MAY 11, 2001 , the obligor owes unpaid support in the amount of \$ 739.29 , and
this lien amount is subject to an interest rate of 0%.

Prospective amounts of child support, not paid when due, are judgments and accrue to the lien amount.
This lien attaches to all non-exempt real and personal property of the above-named obligor which is
located or existing within the state/county of filing, including any property specifically described below.

Specific description of property: RR 1, Box 124 Stillwater, PA 17878

All aspects of this lien, including its priority and enforcement, are governed by the law of the state
where the property is located. This lien remains in effect until released by the claimant or in
accordance with the laws if the state filing.

For use by Lien Recorder

As an authorized agent of a state, or subdivision of a state, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651, et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency (claimant) and reference its case number, both listed above.

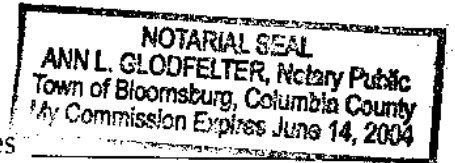
5/14/01
Date

[Signature]
Authorized Agent

I certify that Gail K. Jordan appeared before me and is known to me as the individual who signed the above.

State of Pa
County of Columbia

Notary Public Ann L. Glodfelter
Date 5-14-01



My appointment expires

HARRY A. ROADARMEL, JR.



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

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

ROBERT W. CUSICK, ESQ.
1020 N KINGS HWY, SUITE 210
CHERRY HILL, NJ 08034

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

BA MORTGAGE

VS.

ROBERT I. AND KATHY A. BALL

WRIT OF EXECUTION #33 OF 2001 ED

POSTING OF PROPERTY

WEDNESDAY MAY 9, 2001 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE
PROPERTY OF ROBERT I. AND KATHY A. BALL AT RR#1 BOX 124 STILLWATER, PA 17878
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF JAMES ARTER

SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 14TH DAY OF MAY, 2001

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 (570)389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: April 11, 2001

Re: Sheriff's Sale Advertising Dates

BA Mort. LLC Successor ~~to~~ Robert I & Kathy A. Ball

No. 33 of 2001 ED No. 61 of 2001 JD

Dear Sir:

Please Advertise the enclosed SHERIFF SALE on the following dates:

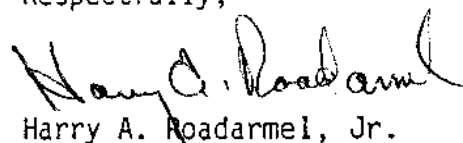
1st week May 23, 2001 DATE OF SALE: JUNE 13, 2001 at 1000

2nd week May 30, 2001

3rd week June 6, 2001

Feel free to contact me if you have any questions.

Respectfully,


Harry A. Roadarmel, Jr.
Sheriff

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA } SS

James T. Micklow, Treasurer, 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 May 23, 30; June 6, 2001 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.

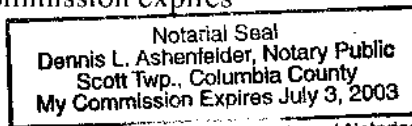
James T. Micklow, Treasurer

Sworn and subscribed to before me this 6th day of June 2001

[Signature]

(Notary Public)

My commission expires



And now,....., 20....., I hereby certify that the advertising and publication charges amounting to \$.....461.00.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

HARRY A. ROADARMEL, JR.



33-2001

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

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVED AND TIME STAMP WRIT

April 6, 2001

DOCKET AND INDEX

April 9, 2001

SET FILE FOLDER UP

111

CHECK FOR PROPER INFO

WRIT OF EXECUTION

3

COPY OF DESCRIPTION

6

WHEREABOUTS OF LAST KNOWN ADDRESS

✓

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

3

WATCHMAN RELEASE FORM

AFFIDAVIT OF LEINS LIST

✓

CHECK FOR \$1200.00

\$1200 ✓

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

2001 Nov 17, 2001 Wed 1000

SET SALE DATE AND ADV. DATES AND POSTING DATES

Nov 17, 2001

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 THUR. 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 LEIN HOLDERS

*NOTICE OF SALE DIRECTED TO THEM

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

- * DOCKET ALL DATES

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

BEGINNING at a point in the center of Benton Township Road No. 673 at the intersection of the easterly boundary of Tract No. 2, being lands of David Eugene and Roberta Jean Hippenstiel; thence from said place of beginning and continuing along Benton Township Road No. 673 north 86 degrees 19 minutes 00 seconds west 434.31 feet to an iron pin; thence north 45 degrees 12 minutes 40 seconds west 143.70 feet to an iron pin; thence north 25 degrees 57 minutes 00 seconds east 178.60 feet to an iron pin; thence north 56 degrees 29 minutes 59 seconds east 240.53 feet to an iron pin; thence along land now or formerly of Daniel Ashelman south 45 degrees 12 minutes 40 seconds east 479.37 feet to an iron pin corner; thence south 44 degrees 35 minutes 00 seconds west 119.01 feet to the point of beginning. The aforesaid description being an exception from Tract No. 2, land of David Eugene and Roberta Jean Hippenstiel, containing 3.59 acres. The aforesaid description prepared in accordance with draft of survey of Robert Dennis Butters, P.L.S. dated June 30, 1990.

BEING the same premises which David Eugene Hippenstiel and Roberta Jean Hippenstiel, Husband and Wife, by Deed dated February 26, 1996 and recorded February 27, 1996 in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania in Deed Book Volume 617, Page 631, granted and conveyed unto Robert I. Ball, Jr. and Kathy A. Ball, Husband and Wife.

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO _____

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPTS FOR LEIN HOLDERS _____

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO FEDERAL AND STATE TAX AUTH. _____

NOTICES TO WATER AND SEWER AUTH. _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE (POST ON BOARD) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

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

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT _____

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

Receipt

Received of: Col Cty Sheriff \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
Total:	10.00

Check: 13703

Payment Method: Check

Amount Tendered: 10.00

Tami Kline, Prothonotary

By: _____
Deputy Clerk

Clerk: BSILVETT

SHERIFF'S SALE

WEDNESDAY JUNE 13, 2001 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 33 OF 2001 ED AND CIVIL WRIT NO. 61 OF 2001 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and lot of land situate in the Township of Benton, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a point in the center of Benton Township Road No.673 at the intersection of the easterly boundary of Tract No.2, being lands of David Eugene and Roberta Jean Hippenstiel; thence from said place of beginning and continuing along Benton Township Road No.673 north 86 degrees 19 minutes 00 seconds west 434.31 feet to an iron pin; thence north 45 degrees 12 minutes 40 seconds west 143.70 feet to an iron pin; thence north 25 degrees 57 minutes 00 seconds east 178.60 feet to an iron pin; thence north 56 degrees 29 minutes 59 seconds east 240.53 feet to an iron pin; thence along land now or formerly of Daniel Ashelman south 45 degrees 12 minutes 40 seconds east 479.37 feet to an iron pin corner; thence south 44 degrees 35 minutes 00 seconds west 119.01 feet to the point of beginning. The aforesaid description being an exception from Tract No.2, land of David Eugene and Roberta Jean Hippenstiel, containing 3.59 acres. The aforesaid description prepared in accordance with draft of survey of Robert Dennis Butters, P.L.S. dated June 30,1990.

BEING the same premises which David Eugene Hippenstiel and Roberta Jean Hippenstiel, Husband and Wife, by Deed dated February 26, 1996 and recorded February 27, 1996 in the Office of the Recorder of Deeds in and for Columbia County , Pennsylvania in Deed Book Volume 617, Page 631, granted and conveyed unto Robert I. Ball, Jr. and Kathy A. Ball, Husband and Wife.

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 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
ROBERT W. CUSICK, ESQ.
1020 N. KINGS HIGHWAY , SUITE 210
CHERRY HILL, NJ 08034

SHERIFF OF COLUMBIA COUNTY
HARRY A. ROADARMEL, JR.

71338

SPEAR AND HOFFMAN, P.A.
OPERATING ACCOUNT
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, NJ 08034
856-755-1560

FIRST UNION NATIONAL BANK
55-2-212

3/31/2001

\$ **1,200.00

Sheriff of Columbia County

usand Two Hundred and 00/100***** DOLLARS

Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
35 West Main St.
Bloomsburg, PA 17815
BKB-P-150 - BALL - SALE DEPOSIT

SPEAR AND HOFFMAN, P.A.



MP

⑈00071338⑈ ⑆021200025⑆ 2000111837267⑈

Details on back. Security Features Included

73082

SPEAR AND HOFFMAN, P.A.
OPERATING ACCOUNT
1020 N. KINGS HIGHWAY, SUITE 210
CHERRY HILL, NJ 08034
856-755-1560

FIRST UNION NATIONAL BANK
55-2-212

6/20/2001

PAY TO THE ORDER OF Sheriff of Columbia County

\$ **2,075.00

Two Thousand Seventy-Five and 00/100***** DOLLARS

Sheriff of Columbia County
Columbia County Courthouse
PO Box 380
35 West Main St.
Bloomsburg, PA 17815
BKB-P-150 - BALL - BAL OF SHERIFF'S SALE

SPEAR AND HOFFMAN, P.A.



MEMO

⑈00073082⑈ ⑈02⑈200025⑈2000⑈11837267⑈

Security Features Included: Details on back