

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on Thursday the 26th day of October 19 78, at 2:00 o'clock P. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to the United Penn Bank, 123 West Front Street, Berwick, Pennsylvania 18603 for the price or sum of \$623.93 plus Realty Transfer Tax, State Stamps, and Poundage. Six Hundred Twenty-Three and 93/100----- Dollars being the highest and best bidder, and that the highest and best price

bidden for the same; which I have applied as follows, viz: To costs

Cost of Complaint and Writ	51.55
Sheriff's Cost:	
Sale Cost	85.15
Poundage	12.48
	97.63
1977 Taxes	248.35
Berwick Borough, Sewage	107.78
Press-Enterprise	93.60
Henrie Printing	19.00
Prothonotary	8.50
Register & Recorder	10.00
Realty Transfer Tax	249.13
State Stamps	249.13

UNITED PENN BANK
versus
JOHN WILLIAM TALANCA and
IRENE TALANCA, h/w
No. 61 of 1978 ED
No. 874 of 1978 JD

Sheriff's Office, Bloomsburg, Pa. }
November 3, 1978. }

So answers

Victor B. Vagdling
Victor B. Vagdling. Sheriff

TAX CLAIM BUREAU OF COLUMBIA COUNTY

BLOOMSBURG, PENNSYLVANIA 17815

FOLIO NO.

04 4-5-129

RECEIVED OF

ASSESSED TO

Victor Vandling Sheriff
Salanco, Penn 17814

CLAIM NO.

2017

SCHOOL DISTRICT

MUNICIPALITY

DESCRIPTION

1401 Fairview Ave

Berkshire
Berkshire

YEAR or ITEM	REAL ESTATE TAXES				
	COUNTY	SCHOOL	MUNICIPALITY	TOTAL	
19 77	41 55	141 27	33 24	216	06
PENALTY	208	7 06	166	10	80
INTEREST	125	424	100	6	49
19					
PENALTY					
INTEREST					
19					
PENALTY					
INTEREST					
TOTAL	44 88	152 57	35 90	233	35
PURCHASED BY			FEES	10	00
			ADVERTISING		
			OTHER COSTS		
			Post	5	00
			TOTAL	248	35

REMARKS:

PAID☐ CASH

DATE NOV 14 1978

☒ CHECKBEATRICE THOMPSON, DIR.
TAX CLAIM BUREAU.☐ M.O.

RECEIVED BY

Beatrice Thompson

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

No. TCB 07591



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING

SHERIFF

TEL.: BUSINESS 717-784-5551
RESIDENCE 717-752-5765

RAYMOND YACHIMOWSKI, JR.

CHIEF DEPUTY

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

United Penn Bank

VS

John William Talanca and Irene Talanca
his wife

IN THE COURTS OF COMMON PLEAS
OF Columbia County, Pennsylvania
Writ of Execution
61 of 1978 ED

Posting of Sale Bill

September 29, 1978 at 7:25 P.M. posted a true and correct copy of the within Sale Bill
on the property of John William Talanca and Irene Talanca, his wife at their property
1601 Fairview Ave. Berwick, Columbia County, State of Pennsylvania.

John J. O'Brien
Deputy Sheriff

Sworn and subscribed before me this
5th day of October, 1978

Frederick J. Peterson
Prothonotary, Columbia County Penna,



COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITH OUT CONSIDERATION OR A GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 8, RTT ACT OF DEC. 27, 1951, P.L. 1742 AS AMENDED)

SECTION I
(COMPLETE FOR ALL TRANSACTIONS)

GRANTOR (S) ADDRESS ZIP CODE

GRANTEE (S) ADDRESS ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

R.D. STREET & NUMBER OR OTHER DESCRIPTION NAME OF LOCAL GOVERNMENTAL UNIT COUNTY

FULL CONSIDERATION \$ HIGHEST ASSESSED VALUE \$

FAIR MARKET VALUE \$ REALTY TRANSFER TAX PAID \$

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON (S) AND CITE PORTION OF LAW.

IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE.

SECTION II
(COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$ DISPOSITION

MORTGAGEE ADDRESS

EXISTING MORTGAGE: \$ DISPOSITION

MORTGAGEE ADDRESS

EXISTING LIEN OR OBLIGATION: \$ DISPOSITION

LIENHOLDER ADDRESS

EXISTING LIEN OR OBLIGATION: \$ DISPOSITION

LIENHOLDER ADDRESS

SECTION III
(COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE NAME ADDRESS TITLE

SUCCESSFUL BIDDER NAME ADDRESS TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 2770.00
JUDGEMENT PLUS INTEREST	\$ 33,298.61		
BID PRICE		\$	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ 248.35	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$ 107.78	\$	
ATTORNEY FEES	\$ 490.51	\$	
OTHER (COSTS, ETC.)	\$ 367.80	\$	
TOTAL	\$ 24,913.08	\$	\$

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS _____
DAY OF _____ 19____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ 19____

ALL OF THE INFORMATION ENTERED
ON BOTH SIDES OF THIS AFFIDAVIT IS
TRUE, FULL AND COMPLETE TO THE
BEST OF MY KNOWLEDGE, INFORMATION
AND BELIEF.

☐ GRANTEE ☐ AGENT FOR GRANTEE
☐ GRANTOR ☐ AGENT FOR GRANTOR
☐ STRAW ☐ TRUSTEE

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on Thursday the 26th day of October 19 78, at 2:00 o'clock P. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to the United Penn Bank, 123 West Front Street, Berwick, Pennsylvania 18603

for the price or sum of \$623.93 plus Realty Transfer Tax, State Stamps, and Poundage.
Six Hundred Twenty-Three and 93/100----- Dollars

being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs

Cost of Complaint and Writ	51.55
Sheriff's Cost:	
Sale Cost	85.15
Poundage	12.48
	97.63
1977 Taxes	248.35
Berwick Borough, Sewage	107.78
Press-Enterprise	93.60
Henrie Printing	19.00
Prothonotary	8.50
Register & Recorder	10.00
Realty Transfer Tax	249.13
State Stamps	249.13

UNITED PENN BANK
versus
JOHN WILLIAM TALANCA and
IRENE TALANCA, h/w
No. 61 of 1978 ED
No. 874 of 1978 JD

Sheriff's Office, Bloomsburg, Pa. }
November 3, 1978.

So answers

Victor B. Vandenberg
Victor B. Vandenberg. Sheriff

ALL that certain lot, piece or parcel of ground located at the corner of Eaton Street and Fairview Avenue bounded and described as follows:

BEGINNING at the northwest corner of Eaton Street and Fairview Avenue; thence in a northerly direction along the westerly side of Eaton Street 160 feet to the southerly side of a 15 foot alley; thence south 86 degrees 40 minutes west along the southerly side of said alley 45 feet to the northeasterly corner of Lot No. 123; thence in a southerly direction along the easterly line of Lot No. 123, 160 feet to the northerly side of Fairview Avenue; thence north 86 degrees 40 minutes east along the northerly side of Fairview Avenue 45 feet to the place of beginning.

BEING Lot No. 124 of Berwick Land and Improvement Company's Addition.

BEING the same premises conveyed by John D. Silvetti and Patricia A. Silvetti, his wife, to John William Talanca and Irene Talanca, his wife, by deed dated July 16, 1973, recorded August 29, 1973 in Columbia County Deed Book 263, page 634.

C. H. Hoyer, Attorney

1978 in full for 1978 by United Bank

Conce

CONNIE C. GINGER

CONNIE C. GINGER



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING

SHERIFF

TEL.: BUSINESS 717-784-5551
RESIDENCE 717-752-5765

RAYMOND YACHIMOWSKI, JR.

CHIEF DEPUTY

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

August 10, 1978

Frank Kepner
Attorney at Law
United Penn Bank Building
Berwick, Pa. 18603

Re: United Penn Bank vs John & Irene Talanca

Dear Frank:

To proceed on the above Sale we need two notices of Sale of Real Estate and affidavits of last known address for each defendant.

Very truly yours,

Ray Yachimowski,
Chief Deputy Sheriff.

UNITED PENN BANK,
PLAINTIFF,

vs.

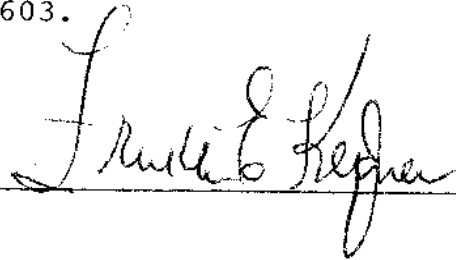
JOHN WILLIAM TALANCA and
IRENE TALANCA, his wife,
DEFENDANTS.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
: CIVIL ACTION - LAW
:
:
: NO. 874 OF 1978
: IN ASSUMPSIT

A F F I D A V I T

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) ss:
)

I, Franklin E. Kepner, Esquire, certify that the last known address of John William Talanca and Irene Talanca, his wife, the Defendants, is 1105 West Front Street, Berwick, Columbia County, Pennsylvania, 18603.



Sworn to and subscribed
before me this 30th day
of August, 1978.

NOTARY PUBLIC

My commission expires 3/28/81
Berwick, Columbia County, Pennsylvania

673.93 - Bid

U.P. B.

.02

12.4786

12.48 Poundage
249.13
249.13
673.93
1134.67

63
W Front

Receipt from 1134.67



COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITHOUT CONSIDERATION OR A GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 8, RTT ACT OF DEC. 27, 1951, P.L. 1742 AS AMENDED)

SECTION I
(COMPLETE FOR ALL TRANSACTIONS)

Victor B. Vandling, Sheriff Columbia County, Bloomsburg, Pa. 17815

GRANTOR (S) ADDRESS ZIP CODE

United Penn Bank, 123 West Front Street, Berwick, Pa. 18603

GRANTEE (S) ADDRESS ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

1601 Fairview Avenue, Berwick, Pa.

R.D. STREET & NUMBER OR OTHER DESCRIPTION NAME OF LOCAL GOVERNMENTAL UNIT COUNTY

FULL CONSIDERATION \$ 623.93 HIGHEST ASSESSED VALUE \$ 2770.00
FAIR MARKET VALUE \$ 8300.00 REALTY TRANSFER TAX PAID \$ 249.13

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON (S) AND CITE PORTION OF LAW.

IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE.

SECTION II
(COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$ 20,000.00 DISPOSITION

MORTGAGEE ADDRESS

EXISTING MORTGAGE: \$ DISPOSITION

MORTGAGEE ADDRESS

EXISTING LIEN OR OBLIGATION: \$ DISPOSITION

LIENHOLDER ADDRESS

EXISTING LIEN OR OBLIGATION: \$ DISPOSITION

LIENHOLDER ADDRESS

SECTION III
(COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE Victor B. Vandling, Sheriff Columbia County

SUCCESSFUL BIDDER United Penn Bank, 123 West Front Street, Berwick, Pa.

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 2770.00
JUDGEMENT PLUS INTEREST	\$ 23,298.61		
BID PRICE		\$ 623.93	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ 248.35	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$ 107.78	\$	
ATTORNEY FEES	\$ 990.51	\$	
OTHER (COSTS, ETC.)	\$ 267.80	\$	
TOTAL	\$ 24,913.08	\$ 623.93	\$ 2770.00

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS

DAY OF 19

NOTARY PUBLIC

MY COMMISSION EXPIRES 19

ALL OF THE INFORMATION ENTERED
ON BOTH SIDES OF THIS AFFIDAVIT IS
TRUE, FULL AND COMPLETE TO THE
BEST OF MY KNOWLEDGE, INFORMATION
AND BELIEF.

Victor B. Vandling
☐ GRANTEE ☐ AGENT FOR GRANTEE
☐ GRANTOR ☒ AGENT FOR GRANTOR
☐ STRAW ☐ TRUSTEE

Talanca Sale October 26, 1978

ON BEHALF OF THE SHERIFF OF COLUMBIA COUNTY, I AM HEREBY ADVISING ALL PROSPECTIVE BIDDERS AT THIS SHERIFF'S SALE THAT:

ALL BIDS MUST BE ACCOMPANIED WITH A 50% DOWN PAYMENT, IN CASH OR CHECK, IF WE ARE GIVEN A CHECK THAT DOES NOT CLEAR THE BANK, WE WILL PROSECUTE TO THE FULLEST EXTENT OF THE LAW, ALL BIDS MUST BE COMPLIED WITH BEFORE 12:00 O'CLOCK NOON November 2, 1978, _____, ONE WEEK FROM TODAY, IN THE SHERIFF'S OFFICE.

IF THE HIGHEST BIDDER ON A PIECE OF PROPERTY DEFAULTS IN THE PAYMENT BY 12:00 O'CLOCK NOON ON November 2, 1978, _____, THEN AND IN THAT EVENT, THE PROPERTY WILL BE RESOLD AT 2:00 O'CLOCK P.M., IN THE SHERIFF'S OFFICE, ON THAT DAY November 2, 1978, _____, ONE WEEK FROM TODAY.

IF A PRICE IS RECEIVED AT THE RE-SALE OF THE PROPERTY, WHICH IS LESS THAN THE OFFER OR BID MADE AT THE ORIGINAL SALE, THEN THE SHERIFF'S OFFICE WILL INSTITUTE LEGAL ACTION IN THE NAME OF THE SHERIFF AGAINST THE DEFAULTING BIDDER AT THE ORIGINAL SALE FOR THE DIFFERENCE BETWEEN WHAT THE BIDDER ACTUALLY BID AT THE ORIGINAL SALE AND WHAT WAS RECEIVED BY WAY OF BID AT THE RE-SALE, PLUS COST.

NOTICE IS HEREBY GIVEN TO ALL CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL ON November 3, 1978 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 THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN (10) DAYS THEREAFTER.

The successful bidder will be required to pay Sheriff's Poundage of 2% of the first thousand and $\frac{1}{2}$ % thereafter of the bid price. Also have to pay Realty transfer tax of 1% of bid or of 24,913.08 whichever is higher. Also State Stamps of 1% of bid or of 24,913.08 whichever is higher.



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING

SHERIFF

TEL.: BUSINESS 717-784-5551
RESIDENCE 717-752-5765

RAYMOND YACHIMOWSKI, JR.

CHIEF DEPUTY

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

United Penna Bank

VS

John William Talanca and Irene Talanca,
his wife

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA
WRIT OF EXECUTION
No. 61 of 1978 ED

Writ of Execution and Notice
of Sheriff's Sale of Real Estate

September 18, 1978 at 6:15 P.M. served the within Writ of Execution and Notice of Sheriff's Sale of Real Estate upon John William Talanca, the within named defendant by handing to John William Talanca, Personally, a true and attested copy of the within Writ of Execution and a true copy of Notice of Sale of Real Estate at his residence 1105 West Front Street, Berwick, Columbia County, State of Pennsylvania, making known unto him the contents thereof.

John J. O'Brien
Deputy Sheriff

Sworn and subscribed before me this
5th day of October, 1978

Frederick J. Peterson
Prothonotary, Columbia County



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING

SHERIFF

TEL.: BUSINESS 717-784-5551
RESIDENCE 717-752-5765

RAYMOND YACHIMOWSKI, JR.

CHIEF DEPUTY

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MDWERY, DEPUTY

United Penna Bank

VS

John William Talanca and Irene Talanca
his wife

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA
WRIT OF EXECUTION
No. 61 of 1978 ED

Writ of Execution and Notice
of Sheriff's Sale of Real Estate

September 18, 1978 at 6:15 P.M. served the within Writ of Execution and Notice of Sheriff's Sale of Real Estate upon Irene Talanca, the within named defendant by handing to Irene Talanca, personally, a true and attested copy of the within Writ of Execution and a true copy of Notice of Sale of Real Estate at her residence 1105 West Front Street, Berwick, Columbia County, State of Pennsylvania.

John J. O'Brien
Deputy Sheriff

Sworn and subscribed before me this
5th day of October, 1978

Frederick J. Peterson
Prothonotary, Columbia County

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on Thursday the 26th day of October 1978, at 2:00 o'clock P. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to the United Penn Bank, 123 West Front Street, Berwick, Pennsylvania 18603 for the price or sum of \$623.93 plus Realty Transfer Tax, State Stamps, and Poundage. Six Hundred Twenty-Three and 93/100----- Dollars

being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs

Cost of Complaint and Writ	51.55	2348
Sheriff's Cost:		
Sale Cost	85.15	
Poundage	12.48	97.63
1977 Taxes	248.35	2349
Berwick Borough, Sewage	107.78	2330
Press-Enterprise	93.60	2351
Henrie Printing	19.00	2352
Prothonotary	8.50	2353
Register & Recorder	10.00	2354
Realty Transfer Tax	249.13	2355
State Stamps	249.13	2356

UNITED PENN BANK
versus
JOHN WILLIAM TALANCA and
IRENE TALANCA, h/w
No. 61 of 1978 ED
No. 874 of 1978 JD

Sheriff's Office, Bloomsburg, Pa. }
November 3, 1978.

So answers

Victor B. Vandelberg Sheriff
Victor B. Vandelberg.

LIST OF LIENS

VERSUS

John William Talanca & Irene Talanca, his wife

Court of Common Pleas of Columbia County, Pennsylvania.

United Penn Bank of Wilkes-Barre

versus

John Wm & Irene Talanca

Carolyn J. & Pater J. Talanca, Sr.

No. 91 of Aug. Term, 19 73
Real Debt ||\$ 3,000.00...
Interest from 8-30-73 ||
Commission ||
Costs ||
Judgment entered 9-10-73
Date of Lien 8-30-73
Nature of Lien Note

United Penn Bank

versus

John W. & Irene Talanca

No. 1360 of Term, 19 75
Real Debt ||\$ 4866.60...
Interest from 4-29-74 ||
Commission ||
Costs ||
Judgment entered 9-8-75
Date of Lien 4-29-74
Nature of Lien Note

BAC of Berwick, Consumer Discount
Company, Inc.

versus

John William Talanca

No. 735 of Term, 19 76
Real Debt ||\$ 2268.00...
Interest from 10-7-75 ||
Commission ||
Costs ||
Judgment entered 4-30-76
Date of Lien 10-7-75
Nature of Lien Note

Commonwealth of Pennsylvania

Department of Public Welfare

versus

Irene & John Wm Talanca

No. 862 of Term, 19 76
Real Debt ||\$ 2,000.00...
Interest from ||
Commission ||
Costs ||
Judgment entered 5-21-76
Date of Lien
Nature of Lien Reimbursement Agreement

First National Bank of Berwick

versus

John Wm & Irene Talanca

No. 1109 of Term, 19 76
Real Debt ||\$ 882.36...
Interest from 8-14-75 ||
Commission ||
Costs ||
Judgment entered 7-1-76
Date of Lien 8-14-75
Nature of Lien Note

LIST OF LIENS

VERSUS

John William Talanca & Irene Talanca, his wife

Court of Common Pleas of Columbia County, Pennsylvania.

Commonwealth of Pennsylvania
Department of Public Welfare
versus
John Wm & Irene Talanca

No. 1140 of Term, 19 76
Real Debt ||\$ 2,000.00
Interest from ||
Commission ||
Costs ||
Judgment entered 7-8-76
Date of Lien
Nature of Lien Reimbursement Agreement

United Penn Bank
versus
John Wm & Irene Talanca

No. 874 of Term, 19 78
Real Debt ||\$ 24,289.23
Interest from 5-12-78 ||
Commission ||
Costs ||
Judgment entered 6-26-78
Date of Lien 5-12-78
Nature of Lien Default Judgment

versus

No. of Term, 19
Real Debt ||\$
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien
Nature of Lien

versus

No. of Term, 19
Real Debt ||\$
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien
Nature of Lien

versus

No. of Term, 19
Real Debt ||\$
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien
Nature of Lien

State of Pennsylvania }
County of Columbia } ss.

MARVIN T. BOWER

I, ~~Frank B. Bower~~, Recorder of Deeds, &c. in and for said County, do hereby certify that I have carefully examined the Indices of mortgages on file in this office against

John W. & Irene Talanca
and find as follows:

Mortgage:

United Penn Bank
\$20,000.00
Date 8/24/73
Recorded 8/29/73
Mtg. Bk. 167 page 986

Fee \$ 1.50



In testimony whereof I have set my hand and
seal of office this 5th day of October
A.D., 1978

Marvin T. Bower

RECORDER

Mary A. Rogers, Dep.

WRIT OF EXECUTION – (MONEY JUDGEMENTS) Rules P.R.C.P. 3101 to 3149

UNITED PENN BANK,
.....

PLAINTIFF,

V5

JOHN WILLIAM TALANCA and

..IRENE TALANCA, his wife,.....
DEFENDANTS.

No. 61 Term 19. 78 E.D.

No. 874 of ~~Text~~ 19.78..J.D.

No. Term 19.....

WRIT OF EXECUTION
(MONEY JUDGEMENTS)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ..COLUMBIA.....

TO THE SHERIFF OF ..COLUMBIA..... COUNTY, PENNA.

To satisfy the judgement, interest and costs against John William Talanca and.....

Irene Talanca, his wife, Defendant (s):

(1) You are directed to levy upon the property of the defendant (s) and to sell his, her (or their) interest therein; (Inquisition and Exemption Laws waived and Condemnation agreed to)

(2) You are also directed to attach the property of the defendant not levied upon in the possession

of

..... as Garnishee (s)

(Specifically describe property)

(SEE "EXHIBIT A" ATTACHED HERETO)

and to notify the Garnishee (s) that

(a) an attachment has been issued;

(b) the garnishee (s) is enjoined from paying any debt to or for the account of the defendant (s) and from delivering any property of the defendant (s) or otherwise disposing thereof.

(3) If the property of the defendant not levied upon and subject to attachment is found in the possession of anyone other than the named garnishee (s), you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

Amount due \$19,810.80

	Nov. 24, 1975	3,487.81
Interest from May 1972		990.54
Attorneys fee		

Total 24,289.23...

Plus costs as per endorsement hereon. & interest at 7%
from May 12, 1978 to June 26, 1978 & interest at 6%
from June 26, 1978 to date of sale.

Dated 11/21/70
(SEAL)

Prothonotary, Court of Common Pleas of
Columbia County, Penna.

By: [Signature]

Deputy

EXHIBIT A

ALL that certain lot, piece or parcel of ground located at the corner of Eaton Street and Fairview Avenue bounded and described as follows:

BEGINNING at the northwest corner of Eaton Street and Fairview Avenue; thence in a northerly direction along the westerly side of Eaton Street 160 feet to the southerly side of a 15 foot alley; thence south 86 degrees 40 minutes west along the southerly side of said alley 45 feet to the northeasterly corner of Lot No. 123; thence in a southerly direction along the easterly line of Lot No. 123, 160 feet to the northerly side of Fairview Avenue; thence north 86 degrees 40 minutes east along the northerly side of Fairview Avenue 45 feet to the place of beginning.

BEING Lot No. 124 of Berwick Land and Improvement Company's Addition.

BEING the same premises conveyed by John D. Silvetti and Patricia A. Silvetti, his wife, to John William Talanca and Irene Talanca, his wife, by deed dated July 16, 1973, recorded August 29, 1973 in Columbia County Deed Book 263, page 634.

United Penn Bank

vs

John William Talanca and Irene Talanca

No. 61 of 1978 ED

No. 874 of 1978 JD.

Sale Thursday, October 26, 1978 at 2:00 P.M.

COST SHEET

Amount Due	19,810.80
Interest Nov. 24, 1975 - May 12, 1978	3,487.81
Atty Commission	990.54
Sheriff (complaint) paid	14.55
Prothpaid	25.00
Judgement fee paid	6.00
Atty fee	3.00
Satisfaction	3.00

SHERIFF'S COST OF SALE:

Docket & Levy	10.75
Service of Notice (2)	10.00
Posting of Sale Bills (3)	15.00
Advertising, sale bills	5.00
Advertising, newspapers	5.00
Crying of Sale	5.00
Mileage	14.40
Poundage	
Sheriff's Deed executing and registering	20.00

Taxes: 1977	248.35
1978 Paid	
Sewage	107.78

The Morning Press (advertising)	46.80
The Berwick Enterprise (advertising)	46/80
Henrie Printing (sale bills)	19.00

Prothonotary:

List of Liens	5.50
Deed	3.00

Register & Recorder:

Deed, Search and Affidavit	10.00
State Stamps	
Realty Transfer Tax	

Taxes and Cost: 623.93.

SHERIFF'S SALE

By virtue of Writ of Execution No. 61 of 1978 issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to me directed, I will expose to public sale at the Sheriff's Office, in the Court House, in the Town of Bloomsburg, Columbia County, Pennsylvania, on:

THURSDAY, OCTOBER 26, 1978
at 2:00 o'clock P.M.

ALL that certain lot, piece or parcel of ground located at the corner of Eaton Street and Fairview Avenue bounded and described as follows:

BEGINNING at the northwest corner of Eaton Street and Fairview Avenue; thence in a northerly direction along the westerly side of Eaton Street 160 feet to the southerly side of a 15 foot alley; thence south 86 degrees 40 minutes west along the southerly side of said alley 45 feet to the northeastern corner of Lot No. 123; thence in a southerly direction along the easterly line of Lot No. 123, 160 feet to the northerly side of Fairview Avenue; thence north 86 degrees 40 minutes east along the northerly side of Fairview Avenue 45 feet to the place of beginning.

BEING Lot No. 124 of Berwick Land and Improvement Company's Addition.

BEING the same premises conveyed by John D. Silvetti and Patricia A. Silvetti, his wife, to John William Talanca and Irene Talanca, his wife, by deed dated July 16, 1973, recorded August 29, 1973 in Columbia County Deed Book 263, page 634.

Taken into execution, etc., at the suit of United Penn. Bank vs John William Talanca and Irene Talanca, his wife, and to be sold as the property of John William Talanca and Irene Talanca, his wife.

Notice is hereby directed to all parties and claimants that a schedule of distribution will be filed by the Sheriff on November 3, 1978. Distribution will be made in accordance with the Schedule unless exceptions are filed within ten (10) days thereafter.

Franklin E. Kepner, Attorney

VICTOR B. VANDLING, SHERIFF

Morning Press-Berwick Enterprise, Legal Advertisement, Weds.
October 4, 11, 18, 1978.

Henrie Printing Co.: Print Sale Bills.

Connie Gingham: Tax Collector.

Christopher Klinger: Sewage Officer.