

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1991

Date: 1/31/89

To: Thomas C. Zerbe, Jr.
Deputy Attorney General
Collections Unit
Fourth & Walnut Streets
Harrisburg, PA 17120

RE: Lomas Mortgage USA, Inc vs Mark Leroy Stout and
Madeline Stout
No. 4 of 1989 ED No. 1261 of 1988 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1891

Date: 1/31/89

To: Internal Revenue Service
P.O. Box 12050
Philadelphia, PA 19106
ATTN: SPECIAL PROCEDURES FUNCTION

RE: Lomas Mortgage USA Inc vs Mark Leroy Stout and
Madeline Stout
No. 4 of 1989 ED No. 1261 of 1988 JD

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SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1991

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: 1/31/89

RE: Sheriff's Sale Advertising Dates

Lomas Mortgage USA, Inc's Mark Leroy Stout and
No. 4 of 1989 ED No. 1261 of 1988 JD Madeline Stout.

Dear Sir:

Please advertise the enclosed Sheriff's Sale on the following dates:

1st week March 9, 1989

2nd week March 16, 1989

3rd week March 23, 1989

Feel free to contact me if you have any problems.

Sincerely,
John R. Adler
John R. Adler
Sheriff

enc.

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1891

Date: 1/31/89

To: Thorp Consumer Discount Company
op ITT Financial Corporation
226 Wyoming Avenue
Kingston, PA. 18704

RE: Tomar Mortgage USA, Inc. vs. Mack Leroy Stout and
Madeline Stout
No. 4 of 1989 ED No. 1261 of 1988 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-754-1091

Date: 1/31/89

To: Mr. Chris Klingler
Borough of Berwick
344 Market St.
Berwick, Pa. 18603

RE: Lomas Mortgage USA, Inc vs Mark Leroy Stout and
No. 4 of 1989 ED No. 1261 of ^{Madeline Stout} 1988 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY
COURTHOUSE - P. O. BOX 380
BLOOMSBURG, PA. 17816

PHONE
717-784-1091

Date: 1/31/89

To: Connie Kerstner Kingler
120 R. EAST 3RD ST.
Midtown Plaza
Berwick, PA. 18603

RE: Tommy Mortgage USA Inc. vs Mark Leroy Stout and
Madeline Stout
No. 4 of 1989 ED No. 1261 of 1988 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

John R. Adler
Sheriff

LOMAS MORTGAGE USA, INC.,
FORMERLY KNOWN AS THE
LOMAS & NETTLETON COMPANY,
PLAINTIFF

VS.

MARK LEROY STOUT AND
MADELINE STOUT,
DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: CIVIL ACTION - LAW
:
: NO. 1261 - 1988
: *4-1989*
: IN MORTGAGE FORECLOSURE
:

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

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA :

TO THE SHERIFF OF THE WITHIN COUNTY

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

1008 Pine Street, Berwick, Columbia County, Pennsylvania

Principal	\$27,123.86
Interest to March 15, 1989	\$ 6,510.59
Late charges to March 15, 1989	\$ 284.24
Escrow deficit	\$ 1,000.00
5% Attorney's Commission	\$ <u>1,745.93</u>
TOTAL	\$36,664.62

Dated: January 10, 1989

(SEAL)

Wm. B. Bliss
PROTHONOTARY

By Carla Deane
DEPUTY

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of Pine Street and a 15 foot alley; said point also being the northwest corner of herein described property; then by the southern edge of said 15 foot alley north 66 degrees 51 minutes 20 seconds east 53.50 feet; then by lands of Armondo Casaldi south 23 degrees 08 minutes 40 seconds east 45.75 feet; then by Lot No. 2 being lands now or formerly of Frank Yuhas having a 10 inch blue spruce tree on line south 66 degrees 51 lminutes 20 seconds west 53.50 feet; then by the eastern edge of Pine Street north 23 degrees 08 minutes 40 seconds west 45.75 feet to the place of BEGINNING. Containing 2,447.625 square feet.

Having thereon erected a dwelling house known as 1008 Pine Street, Berwick, PA.

BEING THE SAME PREMISES WHICH Edward J. Kapsa, Executor of the Estate of Andrew Lubach, by deed dated July 3, 1981 and recorded August 28, 1981 in Deed Book 303, Page 793 granted and conveyed unto Mark Leroy Stout and Madeline Stout.

SEIZED IN EXECUTION AS THE PROPERTY OF MARK LEROY STOUT AND MADELINE STOUT UNDER COLUMBIA COUNTY EXECUTION NO. 1261-1988.

Tax Map 04.1-3-24

THIS CHECK IS IN SETTLEMENT OF THE FOLLOWING INVOICES

DATE	AMOUNT
<i>1/9/89</i>	

IF INCORRECT PLEASE RETURN NO RECEIPT NECESSARY

FOR

PURCELL, NISSLLEY, KRUG & HALLER

ESCROW ACCOUNT

1719 N. FRONT STREET
HARRISBURG, PA 17102

2238

PAY TO THE
ORDER OF

Handwritten signature
THE SUMS OF FIVE HUNDRED

\$ **500** —

DOLLARS

Handwritten signature
Jan 9 1989

687-82
313

**The Commonwealth
National Bank**



A Mellon Bank
HARRISBURG, PENNSYLVANIA

⑆00238⑆ ⑆031300822⑆ 212 203675 5⑆

LOMAS MORTGAGE USA, INC.,
FORMERLY KNOWN AS THE
LOMAS & NETTLETON COMPANY,
PLAINTIFF

VS.

MARK LEROY STOUT AND
MADELINE STOUT,
DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: CIVIL ACTION - LAW
:
: NO. 1261 - 1988
: *4-1989*
: IN MORTGAGE FORECLOSURE
:

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

TAKE NOTICE:

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

DATE: March 30, 1989

TIME: 1030 Am

LOCATION: Sheriff's Office
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

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

THE LOCATION of your property to be sold is:

1008 Pine Street
Berwick
Columbia County
Pennsylvania

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

No. 1261-1988

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

is:

MARK LEROY STOUT AND MADELINE STOUT

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

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

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

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

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

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Fred Trump, Court Administrator
Columbia County Courthouse
Bloomsburg, PA 17815

(717) 784-1991 Ext. 267

THE LEGAL RIGHTS YOU MAY HAVE ARE:

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

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

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

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

A copy of the Writ of Execution is attached hereto.

SHERIFF

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of Pine Street and a 15 foot alley; said point also being the northwest corner of herein described property; then by the southern edge of said 15 foot alley north 66 degrees 51 minutes 20 seconds east 53.50 feet; then by lands of Armondo Casaldi south 23 degrees 08 minutes 40 seconds east 45.75 feet; then by Lot No. 2 being lands now or formerly of Frank Yuhas having a 10 inch blue spruce tree on line south 66 degrees 51 1minutes 20 seconds west 53.50 feet; then by the eastern edge of Pine Street north 23 degrees 08 minutes 40 seconds west 45.75 feet to the place of BEGINNING. Containing 2,447.625 square feet.

Having thereon erected a dwelling house known as 1008 Pine Street, Berwick, PA.

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SEIZED IN EXECUTION AS THE PROPERTY OF MARK LEROY STOUT AND MADELINE STOUT UNDER COLUMBIA COUNTY EXECUTION NO. 1261-1988.

Tax Map 04.1-3-24

TO THE SHERIFF OF COLUMBIA COUNTY:

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

Plaintiff: LOMAS MORTGAGE USA, INC.

vs.

Defendants: MARK LEROY STOUT AND MADELINE STOUT

Filed to No. 1261 - 1988

INSTRUCTIONS

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

1008 Pine Street, Berwick, Columbia County, Pennsylvania

(A more complete legal description accompanies these documents.)


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

Both Defendants currently reside at
1011 Pine Street
Berwick, PA

WAIVER OF WATCHMAN AND INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

NOW, January 5, 1989 the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.



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

TO COLUMBIA COUNTY SHERIFF:

Seize, levy, advertise and sell ALL REAL PROPERTY of Defendants,
MARK LEROY STOUT AND MADELINE STOUT, on the premises at:

1008 PINE STREET, BERWICK, COLUMBIA COUNTY, PENNSYLVANIA

(bounded and described in the legal description attached hereto)

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



Leon P. Haller #15700
Attorney for Plaintiff

LOMAS MORTGAGE USA, INC.,
FORMERLY KNOWN AS THE
LOMAS & NETTLETON COMPANY,
PLAINTIFF

VS.

MARK LEROY STOUT AND
MADELINE STOUT,
DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PENNSYLVANIA
:
: CIVIL ACTION - LAW
:
: NO. 1261 - 1988
: 4-1989
: IN MORTGAGE FORECLOSURE
:

AFFIDAVIT OF NON-MILITARY SERVICE

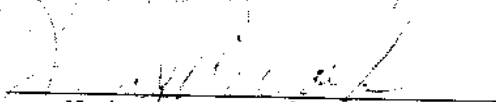
COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF DAUPHIN :

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

Sworn to and subscribed :
before me this 9 day :
of 1989 1989 :



Notary Public



LEON P. HALLER, ESQUIRE



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Tax Map 04.1-3-24

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 4 OF 1988, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE SHERIFF'S OFFICE, COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, COLUMBIA COUNTY, ON

Thursday, March 30, 1989

AT 10:30 A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOT, PIECE, OR PARCEL OF LAND:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia, Commonwealth of Pennsylvania, bounded and described as follows:

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Tax Map 04.1-3-24

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, not later than thirty (30) days after the sale, 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.

TERMS OF SALE: Ten (10%) percent Cash or Certified Check TIME OF SALE. Balance Cash or Certified Check within eight (8) days after sale.

TO BE SOLD BY:

Leon Haller, Attorney for Plaintiff

JOHN R. ADLER, SHERIFF