

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17015

PHONE  
(717) 784-1991

TELETYPE PHONE  
(717) 784-6300

Date: November 13, 1991

To: Bevaco Food Service  
13 Ruthledge Drive  
Post Office Box 767  
Pittston, Pa. 18640

Guaranty Bank, N.A. (formerly  
Re: Community National Bank) VS. Robbin Kay McHenry and Sharon K. Babb  
No: 86 of 1991 TO No: 1215 of 1991 JP

Dear Sir:

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

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

Phone  
(717) 784-1991

TELETYPE  
(717) 784-6100

Date: November 13, 1991

To: Commonwealth of Pennsylvania  
Department of Public Welfare  
27 East 7th Street  
Post Office Box 628  
Bloomsburg, Pa. 17815

Re: Guaranty Bank, N.A. (formerly vs. Robbin Kay McHenry and Sharon K. Babb  
Community National Bank)  
No: 86 of 1991 ID No: 1215 of 1991 JB

Dear Sir:

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

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Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: November 13, 1991

To: Bloomsburg Bank Columbia Trust Co.  
11 West Main Street  
Bloomsburg, Pa. 17815

Guaranty Bank, N.A. (formerly  
Re: Community National Bank) vs. Robbin Kay McHenry and Sharon K. Babb  
No: 86 of 1991 ID No: 1215 of 1991 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.

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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 784-1941

TELETYPE  
(717) 784-6100

Date: November 13, 1991

To: Old Guard Mutual Fire Insurance Co.  
2929 Lititz Pike  
Lancaster, Pa. 17604

Guaranty Bank, N.A. (formerly  
Re: Community National Bank Vs. Robbin Kay McHenry and Sharon K. Babb  
No: 86 of 1991 ED No: 1215 of 1991 JD

Dear Sir:

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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE P.O. BOX 300  
BLOOMSBURG, PA 17815

MM  
1717 284-1441

91 11/18/91  
(717) 284-6100

Date: November 13, 1991

To: Thomas C. Zerbe Jr.  
Deputy Attorney General  
Collections Unit  
Fourth and Walnut Sts.  
Harrisburg, Pa. 17120

Re: Guaranty Bank, N.A. (formerly  
Community National Bank) VS. Robbin Kay McHenry and Sharon K. Babb

No: 86 of 1991 to No: 1215 of 1991 to

Dear Sir:

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

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Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COUNTY TOWNSHIP BOX 300  
BLOOMINGTON, PA 17018

31 HILL STREET  
(717) 784-6100

DATE: 10/12/1991

TO: The Honorable Judge of Peace  
Columbia County  
P.O. Box 1710  
Pottsville, PA 17860

RE: Notice of Sale of Real Estate of James E. Babb, Jr., and Mary Mahenly and Sharon K. Babb

DATE OF SALE: 10/12/1991 ED DATE OF 1991 JU

NOTICE

Notice is hereby given of the sale of the above described real estate. If you have any interest in the property, notice must be given IMMEDIATELY.

You are free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COUNT HOUSE & P. O. BOX 300  
BLOOMSBURG, PA 17019

PHONE  
717/784-1991

24 HOUR TELETYPE  
717/784-6100

Date: November 13, 1991

to: IRS  
P.O. Box 12050  
Philadelphia, Pa. 19106  
Attention: Special Procedures Function

Re: Guaranty Bank, N.A. (formerly  
Community National Bank) vs. Robbin Kay McHenry and Sharon K. Babb  
No: 86 of 1991 ID No: 1215 of 1991 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.

Please feel free to contact me with any questions you may have.

Note: Also enclosed is a copy of the Writ of Execution, notice of recorded lien holders..

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
MCDONALDSBURG, PA 17015

FILED  
17121 204.1991

91 Sheriff's Office  
17121 204.1991

Date: November 13, 1991

To: Small Business Administration  
20 N. Pennsylvania Ave.,  
Room 2327  
Wilkes-Barre, Pa. 18701

Guaranty Bank, N.A. (formerly  
Re: Community National Bank VS. Robbin Kay McHenry and Sharon K. Babb  
No: 86 of 1991 to No: 1215 of 1991 to

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Harry A. Roadarmel, Jr.  
Sheriff of Columbia County



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
HARRISBURG, PA 17105

PHONE  
(717) 784-1991

TELETYPE  
(717) 784-6100

Date: November 13, 1991

to: Office of F.A.I.R.  
Department of Public Welfare  
P.O. Box 8016  
Harrisburg, Pa. 17105

Guaranty Bank, N.A. (formerly  
Re: Community National Bank) VS. Robbin Kay McHenry and Sharon K. Babb  
No: 86 of 1991 ID No: 1215 of 1991 JD

Dear Sir:

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Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

17815 784-1991

17815 784-1991

Date: November 13, 1991

To: Mary F. Ward, Tax Collector  
Town of Bloomsburg  
~~Town Hall~~  
Bloomsburg, Pa. 17815

Guaranty Bank, N.A. (formerly  
Re: Community National Bank) VS. Robbin Kay McHenry and Sharon K. Babb  
No: 86 of 1991 to No: 1215 of 1991 on

Dear Sir:

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Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE & P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 284-1991

TELETYPE  
(717) 284-1991

Date: November 13, 1991

To: Municipal Authority  
Town of Bloomsburg  
Fort McClure Blvd.,  
Bloomsburg, Pa. 17815

Re: Guaranty Bank, N.A. (formerly  
Community National Bank) vs. Robbin Kay McHenry and Sharon K. Babb  
No: 86 of 1991 to No: 1215 of 1991 JM

Dear Sir:

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

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

Guaranty  
Bank

27973

REMITTER

BBNA- BABB/MCHENRY FORECLOSURE

10-18 19 91

60-263/313

PAY TO THE ORDER OF COLUMBIA COUNTY SHERIFF

\$ 750.00

PAY 750.00 EXACT

DOLLARS

CASHIER'S CHECK

des

*Don G. Henkle*

⑆0027973⑆ ⑆031302638⑆ 75 750 0⑆

back if space does not permit.  
• Write "Return Receipt Requested" on the mailpiece next to the article number.

2. ☐ Restricted Delivery 86  
Consult postmaster for fee.

3. Article Addressed to:  
VanWagenen Company  
c/o Gary L. Webster, Esquire  
30 West Third Street  
Williamsport, Pa. 17701

4a. Article Number  
P 264 200 334

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

7. Date of Delivery  
11/14/91

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

5. Signature (Addressee)

6. Signature (Agent)  
*G. L. Webster*

PS Form 3811, October 1990 \*U.S. GPO: 1990-273-861

**DOMESTIC RETURN RECEIPT**

**SENDER:**  
• Complete items 1 and 2 for additional services.  
• Complete items 3, and 4a & b.  
• 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 next to the article number.

I also want to receive the following services (for an extra fee):  
1. ☐ Addressee's Address  
2. ☐ Restricted Delivery 86  
Consult postmaster for fee.

3. Article Addressed to:  
Wandell Office Furniture  
3085 New Berwick Highway  
Bloomsburg, Pa. 17815

4a. Article Number  
P 264 200 336

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

7. Date of Delivery  
11-14-91

5. Signature (Addressee)  
*Robert S. Wandell*

6. Signature (Agent)

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

PS Form 3811, October 1990 \*U.S. GPO: 1990-273-861

**DOMESTIC RETURN RECEIPT**

1. ☐ Addressee's Address 86  
2. ☐ Restricted Delivery 86  
Consult postmaster for fee.

3. Article Addressed to:  
Mary F. Ward  
Tax Collector, Town of  
Bloomsburg  
Town Hall,  
Bloomsburg, Pa. 17815

4a. Article Number  
P 264 200 346

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

7. Date of Delivery  
11/14/91

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

5. Signature (Addressee)

6. Signature (Agent)  
*Mary F. Ward*

PS Form 3811, October 1990 \*U.S. GPO: 1990-273-861

**DOMESTIC RETURN RECEIPT**

**SENDER:**  
• Complete items 1 and 2 for additional services.  
• Complete items 3, and 4a & b.  
• Print your name and address on the reverse of this form so that we can return this card to you.  
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I also want to receive the following services (for an extra fee):  
1. ☐ Addressee's Address  
2. ☐ Restricted Delivery 86  
Consult postmaster for fee.

3. Article Addressed to:  
Small Business Administration  
20 N. Pennsylvania Ave.,  
Room 2327  
Wilkes-Barre, Pa. 18701

4a. Article Number  
P 264 200 344

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

7. Date of Delivery  
NOV 14 1991

5. Signature (Addressee)

6. Signature (Agent)  
*Bill Dreyer*

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

PS Form 3811, October 1990 \*U.S. GPO: 1990-273-861

**DOMESTIC RETURN RECEIPT**

**SENDER:**  
• Complete items 1 and 2 for additional services.  
• Complete items 3, and 4a & b.  
• 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 next to the article number.

I also want to receive the following services (for an extra fee):  
1. ☐ Addressee's Address  
2. ☐ Restricted Delivery 86  
Consult postmaster for fee.

3. Article Addressed to:  
Bevaco Food Service  
13 Rutledge Drive  
Post Office Box 767  
Pittston, Pa. 18640

4a. Article Number  
P 264 200 337

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

7. Date of Delivery

5. Signature (Addressee)  
*John C. ...*

6. Signature (Agent)  
*Mary F. Ward*

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

PS Form 3811, October 1990 \*U.S. GPO: 1990-273-861

**DOMESTIC RETURN RECEIPT**

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 next to the article number.

2. ☐ Restricted Delivery 86  
Consult postmaster for fee.

3. Article Addressed to:  
Bloomsburg Bank Columbia  
Trust Co.  
11 West Main Street  
Bloomsburg, Pa. 17815

4a. Article Number  
P 264 200 339

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

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

• 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 next to the article number.

3. Article Addressed to:  
Commonwealth of Pennsylvania  
Department of Public Welfare  
27 East 7th Street  
Post Office Box 628  
Bloomsburg, Pa. 17815

4a. Article Number  
P 264 200 338

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

5. Signature (Addressee)

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

6. Signature (Agent)  
PS Form 3811, October 1990 \*U.S. GPO: 1990-273-861

6. Signature (Agent)  
PS Form 3811, October 1990 \*U.S. GPO: 1990-273-861

DOMESTIC RETURN RECEIPT

6. Signature (Agent)  
PS Form 3811, October 1990 \*U.S. GPO: 1990-273-861

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

4a. Article Addressed to:  
Office of F.A.I.R.  
P.O. Box 8016  
Harrisburg, Pa. 17105

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

7. Date of Delivery

3. Article Addressed to:  
the article number.  
• Write "Return Receipt Requested" on the mailpiece next to the article number.  
• Attach this form to the front of the mailpiece, or on the back if space does not permit.  
• Print your name and address on the reverse of this form so that we can return this card to you.  
• Complete items 3, and 4a & b.  
• Complete items 1, or 2 for additional services.

4a. Article Number  
P 264 200 345

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

7. Date of Delivery

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

PS Form 3811, October 1990 \*U.S. GPO: 1990-273-861

6. Signature (Agent)  
5. Signature (Addressee)  
8. Addressee's Address (Only if requested and fee is paid)

4a. Article Addressed to:  
Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Accounts  
Settlement  
P.O. Box 2055  
Harrisburg, Pa. 17105

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

7. Date of Delivery

3. Article Addressed to:  
the article number.  
• Write "Return Receipt Requested" on the mailpiece next to the article number.  
• Attach this form to the front of the mailpiece, or on the back if space does not permit.  
• Print your name and address on the reverse of this form so that we can return this card to you.  
• Complete items 3, and 4a & b.  
• Complete items 1, or 2 for additional services.

4a. Article Number  
P 264 200 342

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

7. Date of Delivery

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

PS Form 3811, October 1990 \*U.S. GPO: 1990-273-861

6. Signature (Agent)  
5. Signature (Addressee)  
8. Addressee's Address (Only if requested and fee is paid)

4a. Article Addressed to:  
Old Guard Mutual Fire Insurance Co.  
2929 Lititz Pike  
Lancaster, Pa. 17604

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

7. Date of Delivery

3. Article Addressed to:  
the article number.  
• Write "Return Receipt Requested" on the mailpiece next to the article number.  
• Attach this form to the front of the mailpiece, or on the back if space does not permit.  
• Print your name and address on the reverse of this form so that we can return this card to you.  
• Complete items 3, and 4a & b.  
• Complete items 1, or 2 for additional services.

4a. Article Number  
P 264 200 340

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

7. Date of Delivery

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

2. ☐ Restricted Delivery 86

Consult postmaster for fee.

54 200 347

Insurance Type ☐ Insured  
 Shipment Method ☐ COD  
 Return Receipt for ☐ Merchandise

11-14-91

DOMESTIC RETURN RECEIPT

DOMESTIC RETURN RECEIPT

2. ☐ Restricted Delivery 86

Consult postmaster for fee.

File Number
64 200 347

☐ Insured  
☐ COD  
☐ Return Receipt for Merchandise

\_\_\_\_\_  
 See's Address (Only if requested  
 is paid)

SENDER: Complete items and/or 2 for additional services. • 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 next to the article number.		3. Article Addressed to: Pennsylvania Power & Light Company Post Office Box 158 Montoursville, Pa. 17754-0158		5. Signature (Addressee) 6. Signature (Agent)		PS Form 3811, October 1990 U.S. GPO: 1990-273-861	
4a. Article Number P 264 200 335		4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail		7. Date of Delivery 11/5/91		8. Addressee's Address (Only if requested and fee is paid) 8. Addressee's Address (Only if requested)	
1. <input type="checkbox"/> Addressee's Address following services (for an extra fee): I wish to receive the		2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.		4. Article Number P 264 200 335		DOMESTIC RETURN RECEIPT	

6. Signature (Agent) <i>Henry F. Jones</i>		5. Signature (Addressee)	
8. Addressee's Address (Only if requested and fee is paid)		7. Date of Delivery NOV 15 1991	
4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise		4a. Article Number P 264 200 348	
3. Article Addressed to: Press Enterprise P.O. Box 745 Bloomsburg, Pa. 17815		the article number. • Write "Return Receipt Requested" on the mailpiece next to back if space does not permit. • Attach this form to the front of the mailpiece, or on the that we can return this card to you. • Print your name and address on the reverse of this form so • Complete items 3, and 4a & b. • For 2 for additional services. • Complete items	
2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.		1. <input type="checkbox"/> Addressee's Address I also sh to receive the following services (for an extra fee):	

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4a. Article Number P 264 200 335		4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail		7. Date of Delivery 11/5/91		8. Addressee's Address (Only if requested and fee is paid) 8. Addressee's Address (Only if requested)	
1. <input type="checkbox"/> Addressee's Address following services (for an extra fee): I wish to receive the		2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.		4. Article Number P 264 200 335		DOMESTIC RETURN RECEIPT	

LIEN CERTIFICATE

*Sherriff*

DATE 11/13/91

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1990.

in Bloomsburg, Town are as follows:

Owner or Reputed Owner: Babb, Sharon K. (2-87)

Former Owner: Former Owner McGregor, Robt.

Parcel No. 05W-02-120

Description 175 W. 9th St.

YEAR	TOTAL
1990	\$592.90
TOTAL	\$592.90

The above figures represent the amount(s) due during the month of January 1992

Requested by: Harry A. Roadarmel, Jr., Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

*Dennis Long*  
Dennis Long  
Director

LOCAL TAX COLLECTOR SHOULD HAVE 1991 TAXES

*Sherriff*  
*5-16*  
*1-9-92*  
*P.D.*  
*1-17-92*



# SHERIFF'S SALE - COSTS SHEET

GUARANTY BANK, N.A.

vs. Sharon Babb and Robbin McHenry

NO. 86 of 1991 E.D. NO. 1215 of 1991 J.D. DATE OF SALE N/A

DOCKET & LEVY	\$ 14.00
SERVICE	14.00
MAILING	4.00
ADVERTISING, SALE BILLS & NEWSPAPERS	1.00
POSTING HANDBILLS	14.00
MILEAGE	12.00
CRYING/ADJOURN OF SALE	7.00
SHERIFF'S DEED	
DISTRIBUTION	9.00
OTHER	0.00

TOTAL . . . . . \$ 71.00

PRESS-ENTERPRISE, INC.	\$ 0.00
HENRIE PRINTING	
SOLICITOR'S SERVICES	0.00

TOTAL . . . . . \$ 0.00

PROTHONOTARY:	LIENS LIST	\$
	DEED NOTARIZATION	
	OTHER	

TOTAL . . . . . \$ 0.00

RECORDER OF DEEDS:	COPYWORK	\$
	DEED	
	OTHER	

TOTAL . . . . . \$ 0.00

REAL ESTATE TAXES:		\$
BOROUGH/TWP. & COUNTY TAXES, 19__	19__	
SCHOOL TAXES, DISTRICT		
DELINQUENT TAXES, 19__, 19__, 19__, 19__		

TOTAL . . . . . \$ 0.00

MUNICIPAL RENTS:		\$
SEWER - MUNICIPALITY	19__	
WATER - MUNICIPALITY	19__	

TOTAL . . . . . \$ 0.00

SURCHARGE FEE: (STATE TREASURER) TOTAL . . . . . \$ 0.00

MISCELLANEOUS: Tax claim \$ 5.00

TOTAL . . . . . \$ 76.00

TOTAL COSTS . . . . . \$ 76.00

*Received*

*5300*

*7/11/97*

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 781-4991

24 HOUR PHONE  
(717) 781-6300

January 17, 1992


Mr. Michael Ireys, Esquire  
38 W. 3rd St.,  
Bloomsburg, Pa. 17815

Dear Sir:

Enclosed is CK#3710 in the amount of \$50.00, which represents payment for the legal work for Sheriff's Sale No. 86 of 1991 against Sharon Babb and Robbin McHenry.

Thank you very much.

Sincerely,

  
J.H. Dent  
Deputy Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 390  
BLOOMSBURG, PA 17815

PHONE  
(717) 781-6800

24 HOUR PHONE  
(717) 781-6800

January 17, 1992

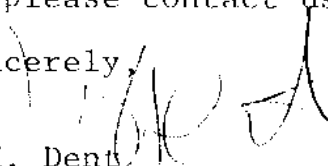
Press Enterprise  
P.O. Box 745  
Bloomsburg, Pa. 17815

Dear Sir:

Enclosed is CK#3709 in the amount of \$215.84, which represents payment for the advertising of the Sheriff's Sale No. 86 of 1991 against Sharon Babb and Robbin McHenry.

If you have any questions, please contact us.

Sincerely,

  
J.H. Dent  
Deputy Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

1/17/92  
(717) 781-6100

24 HOUR HOTLINE  
(717) 781-6100

January 17, 1992

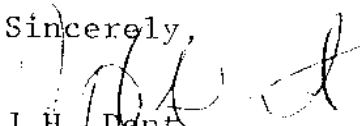
Mr. Richard J. Roberts, Esquire  
29 East Independence Street  
Post Office Box 518  
Shamokin, Pennsylvania 17872-0518

Dear Sir:

Enclosed is CK#3714 in the amount of \$38.03, which represents a refund from the advanced Sheriff's Cost for the Writ of Execution Mortgage Foreclosure against Sharon Babb and Robbin McHenry, No. 86 of 1991 E.D.

Also enclosed is a copy of the Sheriff's Cost sheet. If you have any questions, please contact us.

Sincerely,

  
J.H. Dent  
Deputy Sheriff

LEAVENS & ROBERTS  
*Attorneys at Law*

ANDREW A. LEAVENS  
RICHARD J. ROBERTS, JR.

29 EAST INDEPENDENCE STREET  
POST OFFICE BOX 518  
SHAMOKIN, PENNSYLVANIA 17872-0518  
(717) 648-5727  
FAX (717) 648-2971

January 8, 1992

Sheriff's Office  
Columbia County Courthouse  
Bloomsburg, PA 17815


Attn: Jim Dent

Re: **Guaranty Bank, N.A. v. Robbin Kay McHenry, et al.**  
**No. 1215 of 1991**

Dear Jim:

Enclosed for filing in the referenced action please find  
an Affidavit of Return of Service by Mail and a Notice of  
Abandonment of Levy.

Yours very truly,



Richard J. Roberts, Jr.

RJR:pag  
Enclosures  
#4397

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH  
CIVIL ACTION - LAW

GUARANTY BANK, N.A. (formerly : NO. 1215 of 1991  
COMMUNITY NATIONAL BANK), :  
Plaintiff :  
v. : MORTGAGE FORECLOSURE  
ROBBIN KAY McHENRY and :  
SHARON K. BABB, :  
Defendants :

AFFIDAVIT OF RETURN OF SERVICE BY MAIL

On November 15, 1991, I served true copies of the Notice of Sale Pursuant to Pa.R.C.P. 3129.2 upon the following by mailing, first class, postage prepaid, true copies thereof addressed as follows:

VanWagenen Company  
c/o Gary L. Webber, Esquire  
30 West Third Street  
Williamsport, PA 17701

Bevaco Food Service  
13 Rutledge Drive  
Post Office Box 767  
Pittston, PA 18640

Pennsylvania Power & Light Co.  
Post Office Box 158  
Montoursville, PA 17754-0158

Wandell Office Furniture  
3085 New Berwick Highway  
Bloomsburg, PA 17815

Commonwealth of PA  
Dept. of Public Welfare  
27 East Seventh Street  
Post Office Box 628  
Bloomsburg, PA 17815

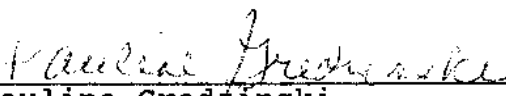
Old Guard Mutual Fire  
Insurance Co.  
2929 Lititz Pike  
Lancaster, PA 17604

First Columbia Bank & Trust Co.  
11 West Main Street  
Bloomsburg, PA 17815

Columbia County Tax Claim  
Bureau  
Courthouse  
Bloomsburg, PA 17815

Attached hereto as Exhibit "A" are Form 3817  
Certificates of Mailing therefor.

I make these statements pursuant to 18 Pa.C.S. Section 4904 relating to unsworn falsification to authorities and understand that false statements may subject me to criminal penalties under that statute.

  
Pauline Gredzinski

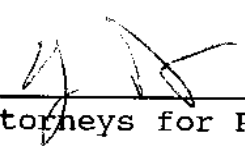
IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH  
CIVIL ACTION - LAW

GUARANTY BANK, N.A. (formerly	:	NO. 1215 of 1991
COMMUNITY NATIONAL BANK),	:	
Plaintiff	:	
	:	
v.	:	MORTGAGE FORECLOSURE
	:	
ROBBIN KAY MCHENRY and	:	
SHARON K. BABB,	:	
Defendants	:	

NOTICE OF ABANDONMENT OF LEVY

AND NOW, this 7th day of January, 1992, the Plaintiff  
in the captioned action abandons the Writ of Execution issued  
therein.

LEAVENS & ROBERTS

By:   
Attorneys for Plaintiff

STATE OF PENNSYLVANIA }  
COUNTY OF COLUMBIA } SS:

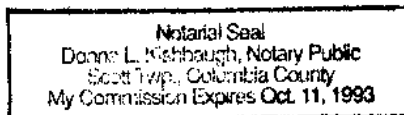
Larraine Kreischer, Publisher's Assistant, being duly sworn according to law deposes and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily (except Sundays and Legal Holidays) continuously in said Town, County and State since the date 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 December 19, 26, 1991 & January 2, 1992 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 are 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.

Larraine Kreischer

Sworn and subscribed to before me this 14th day of January 1992.

Donna L. Kishbaugh  
(Notary Public)

My Commission Expires



Member, Pennsylvania Association of Notaries

And now, 1992, 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.



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

TELETYPE  
(717) 784-6200

December 3, 1991

Mr. Richard J. Roberts, Esq.  
29 East Independence Street  
Post Office Box 518  
Shamokin, Pennsylvania 17872-0518

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

VS. 86 of 1991 E.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Tuesday December 3, 1991 POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Robbin Kay McHenry and Sharon K. Babb  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF J.H. Dent

Note: A copy of the Sale Bill was also  
posted within the Sheriff's  
Office and Lobby of the Court  
House.

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN AND SUBSCRIBED BEFORE ME

THIS 3rd

DAY OF December 19 91

Tami B. Kline / EAB  
TAMI B. KLINE, PROTHONOTARY OF  
COLUMBIA COUNTY

PROCL & CLK OF CIV. COURTS

MY COMM. EX. TO NOVL JAN 1, 1993

SHERIFF'S SALE

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 86 OF 1991 E.D. 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 JANUARY 9, 1992

10:00 A.M.

---

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe at the northwest corner of Ninth Street and Jefferson Street extended; thence along the western side of Jefferson Street extended, North 25 degrees 35 minutes West, 89.3 feet to an iron pipe corner in line of land now or formerly of Susan Whitenight; thence by the same, South 60 degrees 34 minutes West, 54.1 feet to an iron pipe corner in line of land now or formerly of Edward Girton; thence by the same, South 30 degrees 35 minutes East, 99.4 feet to an iron pipe corner on the Northern side of Ninth Street; thence by the same, North 48 degrees East, 47.5 feet to an iron pipe at the northwest corner of Ninth Street and Jefferson Street extended, the place of Beginning.

WHEREON is erected a two and one-half story frame dwelling. The above description was prepared from draft of A. Carmeron Bobb, made July 19, 1948.

NOTICE IS HEREBY GIVEN to all Claimants and parties in interest that the Sheriff will within (30) days thereafter file a Schedule of Distribution in his office where the same will be available for inspection and distribution will be made in accordance with the Schedule unless Exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of Guaranty Bank, N.A. (formerly Community National Bank), Vs Robbin Kay McHenry and Sharon K. Babb.

TERMS OF SALE: Ten (10%) percent cash or certified check TIME OF SALE, Balance cash or certified check within eight (8) days after Sale.

Said premises to be sold by the Sheriff of Columbia County.

HARRY A. ROADARMEI, Jr.  
Sheriff of Columbia County

Richard J. Roberts, Jr., Esquire  
Attorneys for Plaintiff

Rec in Columbia Co  
Rec Bk 383 pg 962  
Feb 27, 1987 3:33pm

*Beverly J. Michel*

[Space Above This Line For Recording Date]

## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on February 27, 1987.  
The mortgagor is ROBBIN KAY McHENRY and SHARON K. BOBB  
("Borrower"). This Security Instrument is given to COMMUNITY NATIONAL BANK,  
10 South Market Street, Shamokin, Pennsylvania 17872, which is organized and existing  
under the laws of Commonwealth of Pennsylvania, and whose address is 10 South Market Street,  
Shamokin, Pennsylvania 17872 ("Lender").  
Borrower owes Lender the principal sum of Twenty-six Thousand and 00/100  
Dollars (U.S. \$ 26,000.00). This debt is evidenced by Borrower's note  
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not  
paid earlier, due and payable on February 27, 2007. This Security Instrument  
secures to Lender: (a) the repayment of the debt evidenced by the Note; with interest, and all renewals, extensions and  
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this  
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and  
the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property  
located in COLUMBIA County, Pennsylvania:  
ALL that certain lot of land situate in the Town of Bloomsburg,  
Columbia County, Pennsylvania, bounded and described as follows,  
to wit:

BEGINNING at an iron pipe at the Northwest corner of Ninth Street  
and Jefferson Street extended;

THENCE Along the Western said of Jefferson Street extended,  
North 25 degrees 35 minutes West, 89.3 feet to an iron pipe  
corner in line of land now or formerly of Susan Whitenight;

THENCE by the same, South 60 degrees 34 minutes West, 54.1 feet  
to an iron pipe corner in line of land now or formerly of Edward  
Girton;

THENCE by the same, South 30 degrees 35 minutes East, 99.4 feet  
to an iron pipe corner on the Northern side of Ninth Street;

THENCE By the same, North 48 degrees East, 47.5 feet to an iron  
pipe at the northwest corner of Ninth Street and Jefferson Street  
extended, the place of Beginning.

WHEREON Is erected a two and one-half story frame dwelling.  
The above description was prepared from draft of A. Cameron  
Bobb, made July 19, 1948.

which has the address of 175 West Ninth Street Bloomsburg  
[Street] [City]  
Pennsylvania 17815 ("Property Address");  
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights,  
appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter  
a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is  
referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to  
mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower  
warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with  
limited variations by jurisdiction to constitute a uniform security instrument covering real property.

BOOK 383 PAGE 962

# ADJUSTABLE RATE LOAN RIDER

NOTICE: THE SECURITY INSTRUMENT SECURES A NOTE WHICH CONTAINS A PROVISION ALLOWING FOR CHANGES IN THE INTEREST RATE. INCREASES IN THE INTEREST RATE WILL RESULT IN HIGHER PAYMENTS. DECREASES IN THE INTEREST RATE WILL RESULT IN LOWER PAYMENTS.

This Rider is made this 27th day of February, 1987, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to

COMMUNITY NATIONAL BANK, 10 South Market Street, Shamokin, Pennsylvania 17872  
(the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at 175 West Ninth Street, (Columbia County), Bloomsburg, PA 17815  
Property Address

Modifications. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

## A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note has an "Initial Interest Rate" of 8.75%. The Note interest rate may be increased or decreased on the 27th day of the month beginning on February 27, 1988, and on that day of the month every 12 months thereafter.

Changes in the interest rate are governed by changes in an interest rate index called the "Index". The Index is the:

[Check one box to indicate Index.]

(1) ☒ "Contract Interest Rate, Purchase of Previously Occupied Homes, National Average for all Major Types of Lenders" published by the Federal Home Loan Bank Board.

(2) ☐

[Check one box to indicate whether there is any maximum limit on changes in the interest rate on each Change Date; if no box is checked there will be no maximum limit on changes.]

(1) ☐ There is no maximum limit on changes in the interest rate at any Change Date.

(2) ☒ The interest rate cannot be changed by more than 1.0 percentage points at any Change Date.

If the interest rate changes, the amount of Borrower's monthly payments will change as provided in the Note. Increases in the interest rate will result in higher payments. Decreases in the interest rate will result in lower payments.

## B. LOAN CHARGES

It could be that the loan secured by the Security Instrument is subject to a law which sets maximum loan charges and that law is interpreted so that the interest or other loan charges collected or to be collected in connection with the loan would exceed permitted limits. If this is the case, then: (A) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (B) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower.

## C. PRIOR LIENS

If Lender determines that all or any part of the sums secured by this Security Instrument are subject to a lien which has priority over this Security Instrument, Lender may send Borrower a notice identifying that lien. Borrower shall promptly act with regard to that lien as provided in paragraph 4 of the Security Instrument or shall promptly secure an agreement in a form satisfactory to Lender subordinating that lien to this Security Instrument.

## D. TRANSFER OF THE PROPERTY

If there is a transfer of the Property subject to paragraph 17 of the Security Instrument, Lender may require (1) an increase in the current Note interest rate, or (2) an increase in (or removal of) the limit on the amount of any one interest rate change (if there is a limit), or (3) a change in the Base Index figure, or all of these, as a condition of Lender's waiving the option to accelerate provided in paragraph 17.

By signing this, Borrower agrees to all of the above.

Robbin Kay McHenry (Seal)  
ROBBIN KAY MCHENRY  
—Borrower

Sharon K. Babb (Seal)  
SHARON K. BABB  
—Borrower

\* If more than one box is checked or if no box is checked, and Lender and Borrower do not otherwise agree in writing, the first Index named will apply.  
NEW JERSEY AND PENNSYLVANIA — GIBI — FILMC UNIFORM INSTRUMENT

**6.11 UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") equal to one-twelfth of: (a) yearly taxes and assessments which may attain priority over this Security Instrument; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard insurance premiums; and (d) yearly mortgage insurance premiums, if any. These items are called "escrow items." Lender may estimate the Funds due on the basis of current data and reasonable estimates of future escrow items.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay the escrow items. Lender may not charge for holding and applying the Funds, analyzing the account or verifying the escrow items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing that interest shall be paid on the Funds. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Security Instrument.

If the amount of the Funds held by Lender, together with the future monthly payments of Funds payable prior to the due dates of the escrow items, shall exceed the amount required to pay the escrow items when due, the excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly payments of Funds. If the amount of the Funds held by Lender is not sufficient to pay the escrow items when due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as required by Lender.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 19 the Property is sold or acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Security Instrument.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. **Preservation and Maintenance of Property; Leaseholds.** Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. **Protection of Lender's Rights in the Property; Mortgage Insurance.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as a requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). Lender shall notify Borrower of, among other things: (a) the default; (b) the action required to cure the default; (c) when the default must be cured; and (d) that failure to cure the default as specified may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. Lender shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured as specified, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, attorneys' fees and costs of title evidence to the extent permitted by applicable law.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall discharge this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

22. Reinstatement Period. Borrower's time to reinstate provided in paragraph 18 shall extend to one hour prior to the commencement of bidding at a sheriff's sale or other sale pursuant to this Security Instrument.

23. Purchase Money Mortgage. If any of the debt secured by this Security Instrument is lent to Borrower to acquire title to the Property, this Security Instrument shall be a purchase money mortgage.

24. Interest Rate After Judgment. Borrower agrees that the interest rate payable after a judgment is entered on the Note or in an action of mortgage foreclosure shall be the rate payable from time to time under the Note.

25. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es).]

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> 2-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider          | <input type="checkbox"/> Planned Unit Development Rider |   |
| <input type="checkbox"/> Other(s) [specify]               |   |   |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

WITNESSES:

ROBBIN KAY MCHENRY

SHARON K. BABB

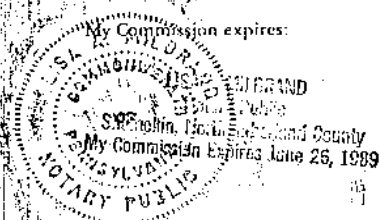
[Space Below This Line For Acknowledgment]

COMMONWEALTH OF PENNSYLVANIA, ..... COLUMBIA ..... County ss:

On this, the 27th day of February, 1987, before me, a Notary Public, the undersigned officer, personally appeared ROBBIN KAY MCHENRY and SHARON K. BABB known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:



Lisa A. Mulbrand  
Notary Public

REC'D BY RECORDER  
COLUMBIA CO., PA.  
TAX \$5.00 FEE \$5.00  
FEB 27 3 33 PM '87

1991 REAL ESTATE

BLOOMSBURG

MAKE CHECKS PAYABLE TO:

MARY F. WARD

TOWN HALL 301 E MAIN ST

BLOOMSBURG, PA. 17815

HOURS WEEKDAYS 9 AM TO 4:30 PM

CLOSED WED AT NOON.

CLOSED HOLIDAYS

PHONE 717-784-1581

MARY F. WARD

727 MARKET ST

BLOOMSBURG, PA

Y O

200

DATE 07/01/91

AMOUNT 67.10

NO. PENALTY 00071

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT PAID	NO. PENALTY
COUNTY V.E.	2440	25.00	59.78	61.00	67.10	
SINKING FUND		2.00	6.78	4.88	5.37	
TWP/BORO R.E.		30.00	71.74	73.20	80.52	
FIRE		3.00	7.17	7.32	8.05	
DEBT SERVICE		6.00	14.35	14.64	1.34	
LOCAL LIBRARY		.50	1.20	1.22	1.34	

THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.

PAID IN FULL

AMOUNT

PENALTY AT PROPERTY DESCRIPTION

COUNTY 10% TWP/BORO 10%

ACCT NO 23196

PARCEL 05W-02-120

175 W 9TH ST

L-49.4X94.2AV

BUILDINGS

200

2,240

TOTAL 2,440

JUN 30

IF PAID ON OR BEFORE

THIS TAX RETURNED

TO COURT HOUSE:

JANUARY 24, 1992

JULY 1

IF PAID ON OR BEFORE

THIS TAX RETURNED

TO COURT HOUSE:

JANUARY 24, 1992

1991 REAL ESTATE

BLOOMSBURG

MAKE CHECKS PAYABLE TO:

MARY F. WARD

TOWN HALL 301 E MAIN ST

BLOOMSBURG, PA. 17815

HOURS WEEKDAYS 9 AM TO 4:30 PM

CLOSED WED AT NOON.

CLOSED HOLIDAYS

PHONE 717-784-1581

MARY F. WARD

727 MARKET ST

BLOOMSBURG, PA

Y O

200

DATE 07/01/91

AMOUNT 365.02

NO. PENALTY 00071

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT PAID	NO. PENALTY
SCHOOL R.E.	2440	136.00	325.20	331.84	365.02	

THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.

PAID IN FULL

AMOUNT

PENALTY AT PROPERTY DESCRIPTION

SCHOOL 10%

ACCT NO 23196

PARCEL 05W-02-120

175 W 9TH ST

L-49.4X94.2AV

BUILDINGS

200

2,240

TOTAL 2,440

OCT 31

IF PAID ON OR BEFORE

THIS TAX RETURNED

TO COURT HOUSE:

JANUARY 24, 1992

NOV 1

IF PAID ON OR BEFORE

THIS TAX RETURNED

TO COURT HOUSE:

JANUARY 24, 1992



mv  
7320

SHERIFF'S SALE

AV  
2440

BY VIRTUE OF A WRIT OF EXECUTION NO. 86 OF 1991 E.D. 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 JANUARY 9, 1992

10:00 A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe at the northwest corner of Ninth Street and Jefferson Street extended; thence along the western side of Jefferson Street extended, North 25 degrees 35 minutes West, 89.3 feet to an iron pipe corner in line of land now or formerly of Susan Whitenight; thence by the same, South 60 degrees 34 minutes West, 54.1 feet to an iron pipe corner in line of land now or formerly of Edward Girton; thence by the same, South 30 degrees 35 minutes East, 99.4 feet to an iron pipe corner on the Northern side of Ninth Street; thence by the same, North 48 degrees East, 47.5 feet to an iron pipe at the northwest corner of Ninth Street and Jefferson Street extended, the place of Beginning.

WHEREON is erected a two and one-half story frame dwelling. The above description was prepared from draft of A. Carmeron Bobb, made July 19, 1948.

NOTICE IS HEREBY GIVEN to all Claimants and parties in interest that the Sheriff will within (30) days thereafter file a Schedule of Distribution in his office where the same will be available for inspection and distribution will be made in accordance with the Schedule unless Exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of Guaranty Bank, N.A. (formerly Community National Bank), Vs Robbin Kay McHenry and Sharon K. Babb.

TERMS OF SALE: Ten (10%) percent cash or certified check TIME OF SALE, Balance cash or certified check within eight (8) days after Sale.

Said premises to be sold by the Sheriff of Columbia County.

HARRY A. ROADARMEI, Jr.  
Sheriff of Columbia County

Richard J. Roberts, Jr., Esquire  
Attorneys for Plaintiff

# LIEN CERTIFICATE

DATE 11/13/91

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1990.

in Bloomsburg, Town are as follows:

Owner or Reputed Owner: Babb, Sharon K. (2-87)

Former Owner: Former Owner McGregor, Robt.

Parcel No. 05W-02-120

Description 175 W. 9th St.

YEAR	TOTAL
1990	\$592.90
TOTAL	\$592.90

The above figures represent the amount(s) due during the month of January 19 92

Requested by: Harry A. Roadarmel, Jr., Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long  
Dennis Long  
Director

LOCAL TAX COLLECTOR SHOULD HAVE 1991 TAXES

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

November 13, 1991

Mr. Richard J. Roberts, Esq  
29 East Independence Street  
Post Office Box 518  
Shamokin, Pennsylvania 17872-0518

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

NO. 86 of 1991 E.D.

WRIT OF EXECUTION -Mortgage Fore-  
Closure

SERVICE ON Robbin Kay McHenry

ON Wednesday Nov. 13, 1991 AT 11:45 A.M., 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 THE DESCRIPTION OF PROPERTY WAS SERVED ON

Robbin Kay McHenry, AT 137 E. Ridge Ave.,  
Bloomsburg, Pa. BY DEPUTY SHERIFF J.H. Dent

SERVICE 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

Robbin Kay McHenry.

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME  
THIS 13th

DAY OF November, 19 91  
Tami B. Kline

TAMI B. KLINE, PROTHONOTARY  
OF COLUMBIA COUNTY

SHERIFF

PROBATE COURT OF COLUMBIA COUNTY  
BY COMMISSIONER OF PROBATE COURT

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

TELETYPE  
(717) 784-6100

November 13, 1991

Mr. Richard J. Roberts, Esq  
29 East Independence Street  
Post Office Box 518  
Shamokin, Pennsylvania 17872-0518

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

NO. 86 of 1991 E.D.

WRIT OF EXECUTION - Mortgage Fore-  
closure

SERVICE ON Sharon K. Babb

ON Wednesday Nov. 13, 1991 AT 10:55 A.M., 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 THE DESCRIPTION OF PROPERTY WAS SERVED ON

Sharon K. Babb, AT 727 Market St., Bloomsburg,  
Pennsylvania BY DEPUTY SHERIFF J.H. Dent

SERVICE 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

Sharon K. Babb

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 13th

DAY OF November, 19 91

TAMI B. KLINE, PROTHONOTARY  
OF COLUMBIA COUNTY

SHERIFF

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)

P.R.C.P. 3180 to 3183 and Rule 3257

GUARANTY BANK, N.A. (formerly  
COMMUNITY NATIONAL BANK),  
Plaintiff

vs

ROBBIN KAY McHENRY and  
SHARON K. BABB,  
Defendants

COMMONWEALTH OF PENNSYLVANIA:  
COLUMBIA  
COUNTY OF ~~NORTHUMBERLAND~~:

COLUMBIA  
TO THE SHERIFF OF ~~NORTHUMBERLAND~~ 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 describe property below):

See Exhibit "A" Attached.

Amount Due \$ 28,039.78

Interest from 10/18/91 .....

Atty's commission .....

Total \$ .....; Plus costs as endorsed hereon.

Dated 11-25-91

(SEAL)

IN THE COURT OF COMMON PLEAS OF  
~~NORTHUMBERLAND COUNTY, PENNSYLVANIA~~  
THE 26TH JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH

No. EX.— 86-1292

No. CV.— 1215 of 1991

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Sharon K. Babbe

Prothonotary

By: Sharon K. Babbe

Deputy

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe at the northwest corner of Ninth Street and Jefferson Street extended; thence along the western side of Jefferson Street extended, North 25 degrees 35 minutes West, 89.3 feet to an iron pipe corner in line of land now or formerly of Susan Whitenight; thence by the same, South 60 degrees 34 minutes West, 54.1 feet to an iron pipe corner in line of land now or formerly of Edward Girton; thence by the same, South 30 degrees 35 minutes East, 99.4 feet to an iron pipe corner on the Northern side of Ninth Street; thence by the same, North 48 degrees East, 47.5 feet to an iron pipe at the northwest corner of Ninth Street and Jefferson Street extended, the place of Beginning.

WHEREON is erected a two and one-half story frame dwelling. The above description was prepared from draft of A. Carmeron Bobb, made July 19, 1948.

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH  
CIVIL ACTION - LAW

GUARANTY BANK, N.A. (formerly	:	NO. 1215 of 1991
COMMUNITY NATIONAL BANK),	:	
Plaintiff	:	NO. EX-
	:	
v.	:	MORTGAGE FORECLOSURE
	:	
ROBBIN KAY MCHENRY and	:	
SHARON K. BABB,	:	
Defendants	:	

NOTICE OF SALE OF REAL ESTATE  
PURSUANT TO Pa.R.C.P. 3129.2

TO: Sharon K. Babb  
727 Market Street  
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and directed to the Columbia County Sheriff, said Sheriff will expose to a public sale at the Sheriff's Office, Columbia County Court House, Bloomsburg, Pennsylvania, on JANUARY 9, 199<sup>2</sup>~~1~~, at 10:00 o'clock, 10.M., local time, the real estate described in Exhibit "A" attached hereto and made a part hereof.

You are further notified that a schedule of proposed distribution of proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania, within thirty (30) days of the sale and that distribution of said proceeds will be made in accordance with said schedule of distribution unless exceptions are

filed thereto within ten (10) days thereafter.

LEAVENS & ROBERTS

By: Richard J. Roberts, Jr., Esquire  
Attorneys for Plaintiff



ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe at the northwest corner of Ninth Street and Jefferson Street extended; thence along the western side of Jefferson Street extended, North 25 degrees 35 minutes West, 89.3 feet to an iron pipe corner in line of land now or formerly of Susan Whitenight; thence by the same, South 60 degrees 34 minutes West, 54.1 feet to an iron pipe corner in line of land now or formerly of Edward Girton; thence by the same, South 30 degrees 35 minutes East, 99.4 feet to an iron pipe corner on the Northern side of Ninth Street; thence by the same, North 48 degrees East, 47.5 feet to an iron pipe at the northwest corner of Ninth Street and Jefferson Street extended, the place of Beginning.

WHEREON is erected a two and one-half story frame dwelling. The above description was prepared from draft of A. Carmeron Bobb, made July 19, 1948.

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH  
CIVIL ACTION - LAW

GUARANTY BANK, N.A. (formerly	:	NO. 1215 of 1991
COMMUNITY NATIONAL BANK),	:	
Plaintiff	:	NO. EX-
	:	
v.	:	MORTGAGE FORECLOSURE
	:	
ROBBIN KAY McHENRY and	:	
SHARON K. BABB,	:	
Defendants	:	

**AFFIDAVIT FILED PURSUANT TO RULE 3129**

Guaranty Bank, N.A. (formerly Community National Bank),  
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 175 West  
Ninth Street, Bloomsburg, Columbia County, Pennsylvania, which  
real property is described on Exhibit "A" attached hereto and  
made a part hereof:

1. Name and address of Owners or Reputed Owners:

<u>Name:</u>	<u>Address:</u>
Robbin Kay McHenry	175 West Ninth Street Bloomsburg, PA 17815
Sharon K. Babb	727 Market Street Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

<u>Name:</u>	<u>Address:</u>
Robbin Kay McHenry	175 West Ninth Street Bloomsburg, PA 17815
Sharon K. Babb	727 Market Street Bloomsburg, PA 17815

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

be sold:

<u>Name:</u>	<u>Address:</u>
VanWagenen Company	c/o Gary L. Webber, Esquire 30 West Third Street Williamsport, PA 17701
Pennsylvania Power & Light Company	Post Office Box 158 Montoursville, PA 17754-0158
Wandell Office Furniture	3085 New Berwick Highway Bloomsburg, PA 17815
Bevaco Food Service	13 Rutledge Drive Post Office Box 767 Pittston, PA 18640
Commonwealth of PA	Department of Public Welfare 27 East 7th Street Post Office Box 628 Bloomsburg, PA 17815
Bloomsburg Bank Columbia Trust Co.	11 West Main Street Bloomsburg, PA 17815
Old Guard Mutual Fire Insurance Co.	2929 Lititz Pike Lancaster, PA 17604

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

<u>Name:</u>	<u>Address:</u>
Guaranty Bank, N.A.	10 South Market Street Shamokin, PA 17872

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

None

6. Name and address of every other person of whom the Plaintiff has knowledge who has an interest in the property which may be affected by the sale:

Name:

Columbia County Tax Claim  
Bureau

Address:

Courthouse  
Bloomsburg, PA 17815

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. Section 4904 relating to unsworn falsification to authorities.

GUARANTY BANK, N.A.

By: 

President

Date: October 16, 1991

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe at the northwest corner of Ninth Street and Jefferson Street extended; thence along the western side of Jefferson Street extended, North 25 degrees 35 minutes West, 89.3 feet to an iron pipe corner in line of land now or formerly of Susan Whitenight; thence by the same, South 60 degrees 34 minutes West, 54.1 feet to an iron pipe corner in line of land now or formerly of Edward Girton; thence by the same, South 30 degrees 35 minutes East, 99.4 feet to an iron pipe corner on the Northern side of Ninth Street; thence by the same, North 48 degrees East, 47.5 feet to an iron pipe at the northwest corner of Ninth Street and Jefferson Street extended, the place of Beginning.

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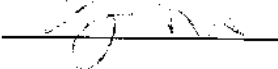
IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT  
COLUMBIA COUNTY BRANCH  
CIVIL ACTION - LAW

GUARANTY BANK, N.A. (formerly	:	NO. 1215 of 1991
COMMUNITY NATIONAL BANK),	:	
Plaintiff	:	NO. EX-
	:	
v.	:	MORTGAGE FORECLOSURE
	:	
ROBBIN KAY MCHENRY and	:	
SHARON K. BABB,	:	
Defendants	:	

TO: COLUMBIA COUNTY SHERIFF

Seize, levy, advertise and sell all real property of the Defendants located at 175 West Ninth Street, Bloomsburg, Columbia County, Pennsylvania. You are hereby released from all responsibility in not placing watchmen or insurance on the real property levied upon by virtue of the writ.

LEAVENS & ROBERTS

By: 

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

PRESS/ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: November 13, 1991

Re: Sheriff's Sale Advertising Dates

Guaranty Bank, N.A. (formerly  
Community National Bank) ~~vs.~~ Robbin Kay McHenry and Sharon K. Babb

No. 86 of 1991 FD No: 1215 of 1991 (M)

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

December 19, 1991  
1st week December 26, 1991  
2nd week January 2, 1992  
3rd week January 9, 1992

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff

1240  
11-18-91 CALLED KATHY IN PRESS ENTERPRISE AND  
ASKED HER TO CHANGE THE ADVERTISING DATES  
TO 12-19- 12-26 AND JAN 2, 1992, SHE SAID  
IT WOULDN'T BE NECESSARY TO SEND HER ANOTHER  
LETTER.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 300  
BLOOMSBURG, PA. 17816

24 HOURS PRINTER  
(717) 784-6100

Date: November 13, 1991

101 VanWagonen Company  
c/o Gary L. Webster, Esq.  
100 West Third St.  
Pittsboro, Pa. 17701

Community Bank, N.A. (formerly  
Community National Bank) VS. Kay McHenry and Sharon Kay Babb

NO. 15 of 1991 ED NO. 1215 of 1991 JU

Dear Sir:

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

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County



HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

TELETYPE  
(717) 784-6100

Date: November 13, 1991

To: Pennsylvania Power and Light Co.  
Post Office Box 158  
Montoursville, Pa. 17754-0158

Guaranty Bank, N.A. (formerly  
Re: Community National Bank) vs. Robbin Kay McHenry and Sharon K. Babb  
No: 86 of 1991 ID No: 1215 of 1991 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. RoadarmeI, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE 4th Fl. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1001

24 HOUR PHONE  
(717) 784-6100

Date: November 13, 1991

to: Wendell Office Furniture  
2085 New Berwick Highway  
Bloomsburg, Pa. 17815

Guaranty Bank, N.A. (formerly  
Re: Community National Bank) VS. Robin Kay McHenry and Sharon K. Babb

No. 88 of 1991 to No. 1215 of 1991 JU

Dear Sir:

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

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

SHERIFF'S SALE

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BY VIRTUE OF A WRIT OF EXECUTION NO. 86 OF 1991 E.D. 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 JANUARY 9, 1992

10:00 A.M.

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IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

ALL THAT CERTAIN lot of land situate in the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe at the northwest corner of Ninth Street and Jefferson Street extended; thence along the western side of Jefferson Street extended, North 25 degrees 35 minutes West, 89.3 feet to an iron pipe corner in line of land now or formerly of Susan Whitenight; thence by the same, South 60 degrees 34 minutes West, 54.1 feet to an iron pipe corner in line of land now or formerly of Edward Girton; thence by the same, South 30 degrees 35 minutes East, 99.4 feet to an iron pipe corner on the Northern side of Ninth Street; thence by the same, North 48 degrees East, 47.5 feet to an iron pipe at the northwest corner of Ninth Street and Jefferson Street extended, the place of Beginning.

WHEREON is erected a two and one-half story frame dwelling. The above description was prepared from draft of A. Carmeron Bobb, made July 19, 1948.

NOTICE IS HEREBY GIVEN to all Claimants and parties in interest that the Sheriff will within (30) days thereafter file a Schedule of Distribution in his office where the same will be available for inspection and distribution will be made in accordance with the Schedule unless Exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of Guaranty Bank, N.A. (formerly Community National Bank), Vs Robbin Kay McHenry and Sharon K. Babb.

TERMS OF SALE: Ten (10%) percent cash or certified check TIME OF SALE, Balance cash or certified check within eight (8) days after Sale.

Said premises to be sold by the Sheriff of Columbia County.

HARRY A. ROADARMEL, Jr.  
Sheriff of Columbia County

Richard J. Roberts, Jr., Esquire  
Attorneys for Plaintiff