HARRY A. ROADARMEL, JR.



SUFFILE OF COLUMBIA COUNTY

111019 (717) 784-1991 COURT HOUSE - P. O. BOX 389 BLOOMSBURG, PA 17815 24 HOUR PHONE (717) 784 6300

December 4, 1992

Hourigan, Kluger, Spohrer & Quinn Suite Seven Hundred United Penn Bank Building Wilkes-Barre, Pa. 18701-1867

Dear Sir:

Enclosed is CK#036968 in the amount of \$154.83, which represents a refund from the poundage charged in the Sheriffs Sale of United Poun Bank Vs Craig and Veronica Kishbaugh. After Michael Erey, Solicitor for the Sheriffs Office reviewed this request, you were right.

If you have any questions, please contact us.

Sincerely:

Deputy Sheriff

COUNTY OF COLUM. A

BLOOMSBURG, PA. 17815

CHECK NO. 0003242

MO. DAY YR
12/04/92

EXACTLY *****154 DOLLARS AND

BLOOMSBURG OF

HOURIGAN KLUGER SPOHRER & RUINN

#00 2m 138m8#

PA 11111111

BLOOMSBURG BANK-COLUMBIA TRUST CO.

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER JOSEPH A. QUINN, JR. ARTHUR L. PICCONE DAVID W SABA JOSEPH A. LACH. THOMAS B. HELBIG EUGENE D. SPERAZZA MARK P MCNEALIS JONATHAN A. SPOHRER WALTER T. GRABOWSKI MELISSA A. SCARTELLI SANDRA NAMEY-RICHARDS - MICHAEL W. SIMON III SHAWN P. PHILLIPS PATRICK J. GIBBONS

JOSEPH P. NOVAK

*MEMBER N.Y. BAR

ANDREW HOURIGAN, JR. 1940 - 1978

MORRIS B. GELB

1929 - :9861

GEORGE A. SPOHRER RICHARD M. GOLDBERG JOSEPH P MELLODY, JR. NELL: CONWAY RICHARD S. BISHOP RONALD V SANTORA TERRENCE J. HERRÓN NEIL E. WENNER JOSEPH E. KLUGER MARK T, PERRY* FRED T. HOWE JAMES T. SHOEMAKER

LAW OFFICES SUITE SEVEN HUNDRED UNITED PENN BANK BUILDING WILKES-BARRE, PENNA. 18701-1867 (717) 825-9401 FACSIMILE (717) 829-3460

November 12, 1992

SUITE 200 434 LACKAWANNA AVE SCRANTON, PA 18503-2014 (717) 346-8414 FACSIMILE (717) 961-5072

SUITE IO2B HOLLAND THREAD MILL 41' MAIN STREET STROUDSBURG, PA 18360-2404 (7)7) 421-3776 FACSIMILE (717) 423-3821

SOVEREIGN BUILDING 609 HAMILTON MALL ALLENTOWN, PA 18101-2111 (215) 437-1584 FACSIMILE (215) 437-2629

Sheriff's Office Columbia County Courthouse P. O. Box 380 Bloomsburg, Pa. 17815

Attention: J. H. Dent, Deputy Sheriff

Re: United Penn Bank vs. Craig and Veronica Kishbaugh

No. 38 of 1992

Dear Deputy Dent:

I apologize for not getting back to you earlier relative to the abovereferenced aborted Sheriff's Sale which was stayed by Mellon Bank, successor in interest by merger and acquisition to United Penn Bank. However, I was forced to do extensive research relative to the Sheriff's ability to charge poundage for the staying of a Writ of Execution in Mortgage Foreclosure.

While at the present time, I do not care to argue the propriety of whether a Sheriff is entitled to poundage for a continuing or staying of a Sheriff's Sale when a debtor brings the account current or makes a payment to the Bank, I do wish to specifically contest your taking of a \$154.83 from the Bank as poundage relative to this matter. Please be advised that the Bank received no payments from the debtors relative to this action, but instead chose to stay the foreclosure sale for other business judgment reasons. More specifically, after reviewing a current appraisal of the property, the Bank deemed it unwise at that time to expose the property for sale. While the Bank certainly reserves its right to pursue the matter at some later time, it has not received any monies from the Kishbaughs and as such I do not believe the Sheriff is entitled to its poundage.

Sheriff's Office Page 2 November 12, 1992

I am respectfully requesting that a check in the amount of \$154.83 be made payable to United Penn Bank, now by merger Mellon Bank, N. A., in said amount. I would be more than happy to discuss this with you, the Sheriff or your solicitor should you so desire.

Sincerely,

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.

Joseph E. Kluger

JEK/po

cc: Robert Brown, AVP

HOURIGAN, KLUGER, SPOHRER & OUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER JOSEPH A. QUINN, JR ARTHUR L PICCONE DAVID W. SABA JOSEPH A. LACH THOMAS B HELBIG EUGENE D. SPERAZZA MARK P MONEALIS JONATHAN A. SPOHRER MELISSA A SCARTELLI SANDRA NAMEY-RICHARDS ALAN S. BATTISTI MICHAEL W. SIMON HI MARK T. PERRY* FRED T. HOWE JAMES T. SHOEMAKER

*MEMBER N.Y, BAR

ANDREW HOURIGAN, JA

1940 - 1978

MURHIS B. GELB

1929 - 1988

GEORGE A. SPOHRER RICHARD M. GOLDBERG JOSEPH P. MELLODY, JR. NEIL L. CONWAY RICHARD'S BISHOP RONALD V SANTORA TERRENCE J. HERRON NEIL E. WENNER WALTER T. GRABOWSKI JOSEPH E KLUGER SHAWN P. PHILLIPS PATRICK J. GIBBONS JOSEPH P NOVAK

LAW OFFICES SUITE SEVEN HUNDRED UNITED PENN BANK BUILDING WILKES-BARRE, PENNA, 18701-1867

(717) 825-9401 FACSIMILE (717) 829-3460

August 25, 1992

SUITE 200 434 LACKAWANNA AVE SCRANTON, PA 18503-2014 (717) 346-8414 FACSIMILE (717) 961-5072

SUITE 1028 HOLLAND THREAD MILL 411 MAIN STREET STROUD\$BURG, PA 18360-2404 (7)7) 421-3776 FACSIMILE (717) 421 3821

SOVEREIGN BUILDING 609 HAMILTON MALL ALLENTOWN, PA 18101-2111 (215) 437-1584 FAC\$IMILE (215) 437-2629

VIA FAX and REGULAR MAIL

Sheriff's Office Columbia County P. O. Box 380 Bloomsburg, Pa. 17815

Re: United Penn Bank vs. Kishbaugh

Dear Sheriff:

On behalf of the plaintiff in the above-referenced matter, I am respectfully requesting that the Sheriff Sale scheduled for Thursday, August 27, 1992, be stayed.

I apologize for the delay in this notice, but did not receive the estimated Sheriff's costs and taxes until this date. As such, my client was not able to make an intelligent decision as to whether to proceed until all costs had been accounted for.

Please forward to me any remaining funds which I placed on deposit.

Sincerely,

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.

Joseph E. Kruger

JEK/po

cc: Robert Brown, VP

HARRY A. ROADARMEL, JR.



SHERIFE OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380

THOM: (717) 784-1991

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

24 HOUR FRONE (717) 784-6300

August 28, 1992

Mr. Joseph E. Kluger, Esquire Hourigan, Kluger, Spohrer, Quinn Suite Seven Hundred United Penn Bank Building Wilkes-Barre, Pa. 18701

Dear Sir:

Enclosed is a copy of the Sheriffs Cost Sheet for the Writ of Execution Mortgage Foreclosure No. 38 of 1992, United Penn Bank Vs Craig S. Kishbaugh and Veronica M. Kishbaugh. As you can see, the total advanced deposit of \$750.00 has been used.

If you have any questions, please contact us.

Deputy Sheriff

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

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 August 6, 13, 20 , 19.92 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.

SS:

My Commission Expires

Hamane h. Lucker

Notarial Seel Donna L. Kishbaugh, Notary Public Scott Twp., Columbia County My Commission Expires Oct. 11, 1993

Member, Pennsylvania Association of Notaries

And now,	. 19,	I hereby	certif	y that the	adverti	sing	and	pub	lica	tior
charges amounting to \$	for	r publishin	ig the	foregoing	notice,	and	the	fee	for	this
affidavit have been paid in	full.									

LIEN CERTIFICATE

DATE	7/17/92
	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, 19 <u>91</u> ,
	in Berwick Borough are as follows:
Owner 	or Reputed Owner: <u>Kishbaugh, Craig S. & Veronica</u> (owner since 7/84)

Former Owner:

Parcel No. 04.1-2-160

Description 321 E. 16th St.

	YEAR	•	TOTAL
	1991	\$	439,95
	1990	ļ	419.77
	······································		
		,	
- 1	TOTAL	ļŞ	950 72

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

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

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long Director

5/26/92 Sharp Sola No 27 1992

HARRY A. ROADARMEL, JR.



SHFRIFF OF COLUMBIA COUNTY

191014E (717) 784-1991 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

August 26, 1992

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

Dear Sir:

Enclosed is CK#4568 in the amount of \$50.00, which represents payment for the EXPERT legal advice for the Sheriffs Sale No. 38 of 1992 on Kishbaugh.

If you have any questions, please contact us.

Sincerely,

Deputy Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

PHONE (717) 784-1991

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

24 HOUR PHONE (747) 784-6300

August 26, 1992

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

Dear Sir:

Enclosed is CK#4567 in the amount of \$237.62, which represents payment for the advertising of the Sheriffs Sale No. 38 of 1992, United Penn Bank Vs Kishbaugh.

If you have any questions, please contact us.

Sincerely,

Deputy Sheriff

SHERIFF'S SALE - COSTS SHEET

United Penn Bank	vs. Vs.	is. augh	
10. 38 of 1992 E.D. NO. 619		DATE OF S	AIF CANCELLED
Docket & Levy Service Mailing Advertising, Sale Bills & Newsp. Posting Handbills Mileage Crying/Adjourn of Sale Sheriff's Deed Distribution Other	APERS	\$ 1400 114.00 31.77 3.78 14.00 14.00	
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Recorder of Deeds: Copywork Deed Other	Total	\$,\$
REAL ESTATE TAXES! BOROUGH/TWP: & COUNTY TAXES, SCHOOL TAXES, DISTRICT	TOTAL	\$	
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	TOTAL	+ + + + + +	,\$

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HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

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- MEMBER 4 7 846

ANOREW HOURIGAN, UM

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GCORGE A SYCHRER FICHARD H GOLDBERG JOSEPH P MELLODY, JR. HEIL L CORWAY RICHAND S. BISHOP ABOTHAS VICIANORA TEARENCE J. HERRON NEILE WENNER WALTER T. GRADOWSKI ეტადიო 6 ოგიმ**ბრ** SHAWN P. PRILLIPS PATRICK J. GIBBONS JOSEPH P MOVAK

LAW OFFICES SUNTE SEVEN HUMBRED UNITED PENN SANT BUILDING WILKES-BARRE, PENNA 18701-1867

(717) 825-9401 FACSIM(LE (717) 829-3460

August 25, 1992

90\$ 311U2 434 LACKAWANNA AVE şда∝итом, ра 18503-₹**9**14 (7)7) 346-6414 FACSIMILE (7)71 961-5072

SUITE 1926 HOLLAND THREAD MILL ALL MAIN STREET 5*#QUDSBURG, PA 18360-2404 (7(7) A2s-9776 FACS(MILE (717) A양(3B2)

> AGVEREIGN BUILDING SOS HAMILTON MALL ALLERTOWN, PA 18101-2111 (215) 437-1584 FACSIMILE (8(5) 437-2529

VIA FAX and REGULAR MAIL

Sheriff's Office Columbia County P. O. Box 380 Bloomsburg, Pa. 17815

Re: United Penn Bank vs. Kishbaugh

Dear Sheriff:

On behalf of the plaintiff in the above-referenced matter, I am respectfully requesting that the Sheriff Sale scheduled for Thursday, August 27, 1992, be stayed.

I apologize for the delay in this notice, but did not receive the estimated Sheriff's costs and taxes until this date. As such, my client was not able to make an intelligent decision as to whether to proceed until all costs had been accounted for.

Please forward to me any remaining funds which I placed on deposit.

Sincerely,

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.

JEK 150

cc: Robert Brown, VP

FAX Memo	Ne. of Pages	_@	Mellon Bo	ank
To: Storiff Co.Dept.: FAX Number: Comments:	~0√5 Z			TO T

HARRY A. ROADARMEL, JR.



SHERITE OF COLUMBIA COUNTY

PHONE (717) 784 1994 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6390

August 25, 1992

Mr. Joseph E. Kluger, Esquire Hourigan, Kluger, Spohrer, Quinn Suite Seven Hundred United Penn Bank Building Wilkes-Barre, Pa. 18701

Dear Sir:

In reference to our phone conversation this date about the payment of poundage, the enclosed Quarterly should speak for itself. If there is any additional money's owed after everything is added up, I will send you a copy of the Sheriffs Cost Sheet that will speak for itself.

If you have any questions, please contact us.

Sincerely

Deputy Sheriff

PHO # (717) 752-7442 MAY E CHECKS PAYABLE TO: Mon-Thurs 9-5; Wed 9-12; Fri OURS DURING DISCOUNT ONLY O'ner Times Mor-Fri 9-7; Wed 9-12 THE DISCOUNT & THE PENALTY Be wick, Pa PHONE 717-752-7442 OTHER TIMES, WED 9-12. MON - THUR 9-5 FRI 9-7 M.dtown Plaza Rann 120 East Third Street Cannie C Gingher HOURS DURING DISCOUNT ONLY WED BERWICK, PA. MAKE CHECKS PAYABLE TO: R-120 E 3RD ST MIDTOWN PLAZA CONNIE C. AXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED X NOTICE ES ARE DUE & PAYABLE PROMPT PAYMENT IS REQUESTED OU DESIRE A RECTIPT ENCLOSE A STAMPED ADDRESSED BERWICK PA 18603 321 EAST SIXTEENTH STREET KISHBAUGH, CRAIG S & VERONICA BERWICK, PA 321 EAST SIXTEENTH KISHBAUGH, CRAIG S BERWICK BOROUGH BERWICK BOROUGH Tabe wher metric 1992 REAL ESTATE GINGHER 18603 18603 9-12, MON-FRI 9-4 9-7; STR & VERONICA FOR YOUR CONVENIENCE HAVE BEEN COMPUTED 18603 FOR YOUR CONVENIENCE HAVE BEEN COMPUTED Fire THE DISCOUNT & THE PENALTY Borough R.E Sinking Fund General Fund Light / 1 Š * CHOO COLUMBIA COUNTY DESCRIPTION DESCRIPTION BERWICK AREA SCHOOL DISTRICT)ZO .m THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT PARCEL 04A.02-160-00,000 ACCT NO. 0 4475 TYPE: R THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT 321 TO OHOS PENTILITY A TPROPERTY DESCRIPTION ACCT NO BUILDINGS 321 E 16TH ST 10T 71 TOTAL ASSESSES .15 acres LAND ASSESSMENT E 16TH ST LOT 71 PAY THIS .15 ACRES AMOUNT ASSESSMENT 044,02--160-00,000 04475 12761 SUILDINGS 1276121.500 APR 38 IF AUT ON BEF 24II ON OR BEF FOTAL 1.540 Ciscount MELS. Penalty .250 . 76**6** 454 S 10,157 2,604 LANCOS DE SSST A U.G. 3.1 IF PAID ON OR REPORE 12,761 10,157 \$6.77 2,604 9,51 ω μ.ν ω E . 67 268.87 EORO JUNE 30 7/20/50 ave JANUARY 25, 1993 To Courthouse On: TO COURT 1 H This Tax Returned 57. 90 JANUARY 26/101/92 5.79 3.19 274.36 JUNE 30 22, 1993 HOUSE: RETURNED NOV 1 60.83 10.40 40.40 45.20 で い り よ り 6.ଜୁନ () (d) 288.08 02145 288.08 de of

Office of Attorney General Financial Enforcement Section

15th Floor Strawberry Square Fourth & Walnut Streets Harrisburg, PA 17120 (717) 787-3646

July 23, 1992

Sheriff Harry A. Roadarmel, Jr. Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17815

Dear Sheriff Roadarmel:

A check of the record of the Financial Enforcement Section of the Office of Attorney General reveals no claims against Craig S. Kishbaugh and Veronica M. Kulina, a/k/a Veronica M. Kishbaugh.

Sincerely yours,

Thomas C. Zerbe, Jr.

Deputy Attorney General Financial Enforcement Section

TCZir/beq

HARRY A. ROADARMEL, JR.



SHIRBLE OF COLUMBIA COUNTY

711050 (147) 784 7884 COUPL HOUSE - P. O. BOY 380 81000MSBURG, PA 17815

STATE THE 6 000

Mr. Joseph E. Kluger, Esquire Hourigan, Kluger, Spohrer, Quinn Suite Seven Hundred United Penn Bank Building Wilkes-Barre, Pa. 18701

IN THE COURT OF COMMONWEAFTH OF PENNA.

VS. 38 of 1992 E.D.

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

POSTEMG OF PROPERTY

July 23, 1992 Thursday

POSTED A COPY OF THE SHERRIT'S SALE BUIL

ON THE PROPERTY Of Craig and Veronica Kishbaugh

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY

SHERIFF J.H. Dent

July 24, 1992 Dep. Dent further posted a copy of the Sale bill within the Sheriffs office and lobby of the Court House.

SO ANSWERS:

DEPUTY SHERIEF

SHERIFE, HARRY A. ROADARMEL, JR.

SWORN AND SUBSCRIBED BEFORE ME

mus ②U

AY OF $\left(\sum_{i \in \mathcal{I}_{i+1}} g_{i+1} \right)$ 19

TAMI B. KLINE, PROTHONOTARY OF

COLUMBIA COUNTY

SHERIFF'S SALE

AU 12.761

BY VIRIUE OF A WRIT OF EXECUTION NO. 38 OF 1992 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 AUGUST 27, 1992

10.00

IN THE FORENOON LOTS, PIECES, OF

ALL that certain Columbia and Stat

BEGINNING at the c THENCE easterly a c northerly a distanc foot alley; THENCE \ THENCE southerly a c beginning. This desc. 71 in Duval Dickson's

BEING the same premise deed of Ethel Dietteri Book 335, Page 858. E AND INTEREST OF THE DESCRIBED

th of Berwick, County of bed as follows; to wit:

s Second Plot of Lots sold; rner of Lot No. 72; THENCE feet to a fifteen (15) t to corner of Lot No. 70; i4) feet to the place of Deed to convey Lot No. nown in the Plot or Plan.

and Veronica M. Kulina, by and recorded in Columbia County Deed

IMPROVED: Two Story single family frame

KNOWN AS: 321 East 16th Street, Berwick, Pa. 18603

TAX NO. : 04.1-2-160

NOTICE IS HEREBY GIVEN TO ALL CLAIMANTS and parties in interest that the Sheriff will, for all sales where the filing of a Schedule of Distribution is required, file the said Schedule of Distribution no later than thirty (30) days after the sale, 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.

SEIZED AND TAKEN into execution at the suit of Mellon Bank, N.A., t/a United Penn Bank against Craig S. Kishbaugh and Veronica M. Kulina a/k/a Veronica M. Kishbaugh. Judgement filed to 619 of 1990. Writ issued June 1992.

TERMS OF SALE: Ten percent (10%) cash or certified check at 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

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C. 700 United Penn Bank Building Wilkes-Barre, Pa. 18701

LIEN CERTIFICATE

DATE 7/17/92	selel breef sens mess evens elem order sens		
		at according to ou Claim Bureau again	
listed belo	w, as of D	ecember 31, 19 <u>91</u> ,	
1171 market and the second field of the second	Berwick Bo	rough ar	e as follows:
		Kishbaugh, Craig S (owner since	7/84)
		160	
		th St.	
	YEAB	TOTAL	
	1991	\$ 439.95	
	1990	419.77	
	TOTAL	^{\$} 859.72	
The above f	igures rep	resent the amount(s) due during the
month of	MIT MIL	September 1	992
Requested by: <u>Har</u>	ry A. Road	darmel, Jr., Sherif	E
Fee: \$5.00			
<u></u>		COLUMBIA COUNTY TA Lennis Dennis Long Director	OTONA

HARRY A. ROADARMII, JR.



thour 1237 fift from

PERMITTINGS (TENSOR FORTER)

Mr. Joseph E. Kluger, Esquire Hourigan, Kluger, Spohrer, Quinn Suite Seven Hundred United Fenn Bank Building Wilkes-Barre, Pa. 18701 THE COURT OF COMMON PLEAS.
OF COLUMNIA COUNTY, COMMONWEALTH
OF PENNA.

tin, 38 of 1992 ED

WRIT OF EXECUTION-MORTGAGE FORECLOSURE

SERVICE ON Veronica M. Kulina a/k/a Veronica M. Kishbaugh

OM Wednesday July 15, 1992

A1 11:45 A.M.

. A TRUE ALTO ALLESTED CORY

OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHEPLET'S SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON

Veronica M. Kulina a/k/a Veronica M. . . Al 321 E. 16th Street, Berwick, Pa. Kishbaugh

BY DIPHLY SHERIFF J.H. Dent.

SERVECE WAS MADE BY MANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SAFE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO

Veronica M. Kulina a/k/a Veronica M: Kishbaugh

SO AUSHURS!

DEPUTY SHERTER

SMORN AND SUBSCRIBED BEFORE IN

1111s / 6-6-6

DAY OF CXXXLX

19 9 A

TAME B. RUTHE, PROTHOROTARY

OF COLUMNIA COUNTY

SHIRIT

PROTULA CEUT OF GUY, COURTS MY COMM, EX. 1st MON, JAN, 1996

HARRY A. ROADARMII, JR.



SHERIT OF COLUMNA COURTY court fittist - f. tr. nov mo RECONSTRUCTOR TO 17815

entrere (** 121 *#1 1991 1 * ###1#1# # ### # # CONTRACTOR AND

Mr. Joseph E. Kluger, Esquire Hourigan, Kluger, Spohrer, Quinn Suite Seven Hundred United Penn Bank Building Wilkes-Barre, Pa. 18701

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

110 38 of 1992 ED

MRTI OF EXECUTION - MORTGAGE FORECLOSURE

SERVICE Off Craig S. Kishbaugh

. A TRUE AND ATTESTED CODY ON Wednesday July 15, 1992 ٨t 11:45 A.M. or the within wolf or execution. A true copy of the holice of shirtles said in REAL ESTATE AND A COPY OF THE THE DESCRIPTION OF PROPERTY WAS SERVED ON

Craig S. Kishbaugh

Al 321 E. 16th St., Berwick, Pa. 18603

BY DEPUTY SHERIFF J.H. Dent

SERVICE WAS MADE BY HANDENG THE SAID WRIT OF EXECUTION AND NOTICE OF SHERFEE'S SALE IN REAL ESTATE AND A CORY OF THE DESCRIPTION TO

Veronica M. Kulina a/k/a Veronica M. Kishbaugh

SHERTE

DEPUTY SHERIF

SMORR AND SUBSCREED RELORE IN

- Horak 11115

TAMI B. KLIBE, PRÓTHOHOTARY OF COLUMNIA COURTY

1000

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

UNITED PENN BANK, now by merger and acquisition MELLON BANK, N.A.,	IN THE COURT OF COMMON PLEAS OF MXXBXNE COUNTY, PENNSYLVANIA COLUMBIA
vs. CRAIG S. KISHBAUGH and VERONICA M.	No
KULINA-a/ka/-VERONICA-M→ KISHBAUCH,	WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania:	
County of XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
TO THE SHERIFF OF Columbia	COUNTY, PENNSYLVANIA:
To satisfy the judgment, interest and costs in the described property (specifically described property bel	above matter you are directed to levy upon and sell the following ow):
See Exhibit "A"	
Amount Due Expenses	\$_6,448.91 127.50
Interest frame to 6/15/92	\$461 <u>.70</u>
Atty's Fees (10%) TOTAL	\$ \frac{703.81}{7,741.92} \text{Plus costs} \text{ and interest}
as endorsed.	Tomi B. Kelne
Dated 'June 1992	Prothonotary, Court of Common Pleas of XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
(SEAL)	By: Chipbett a. Brancy

Deputy

EXHIBIT "A"

that certain piece or parcel of land situate in the Borough of Berwick. : County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINSTEC at the corner of Lot No. 70 in Duval Dickson's Second Plot of Lots sold; thence easterly a distance of forty-tuo (42) feet to torner of Lot No. 72; thence northerly a distance of One hundred and fifty-five (155) feet to a fifteen (15) foot alley; thence Westerly a distance of fort; (40) feet to corner of Lot No. 70; thence Southerly a distance of One hundred fifty-four (154) feet to the place of beginning. This description is intended to cover and this Deed to convey Lot No. 71 in Duval Dickson's Second Plot of Lots as marked and shown in Plot or Plan.

BEING the same premises conveyed to Craig S. Kishbaugh and Veronica M. Kulina, by deed of Ethel Dietterick dated July 31, 1934, and recorded in Columbia County Deed Book 335, Page 858.

IMPROVED: Two story single family frame

KNOWN AS: 321 East 16th Street, Berwick, Pa. 18603

TAX NO.: 04.1-2-160

HOURIGAN, KLUGER, SPOHRER & QUINN A PROFESSIONAL CORPORATION

By: JOSEPH E. KLUGER, ESQUIRE

ATTORNEY FOR Plaintiff

Identification No. 56346

LAW OFFICES SUITE SEVEN HUNDRED UNITED PENN BANK BUILDING WILKES-BARRE, PENNA. 18701 (717) 825-9401

UNITED PENN BANK, now by merger and acquisition MELLON BANK, N.A., Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIACOUNTY
CIVIL ACTION - LAW

vs.

IN MORTGAGE FORECLOSURE

CRAIG S. KISHBAUGH and VERONICA M. KULINA a/k/a VERONICA M. KISHBAUGH,

NO. 619 of 1990

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE TO GO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LEGAL SERVICES OF NORTHEASTERN PENNSYLVANIA, INC.

410 Bicentennial Building
15 Public Square
Wilkes-Barre, Pa. 18710 or
Phone: (717) 825-8567

21 North Church Street Hazleton, Pa. 18201 Phone: (717) 455-9511

PENNSYLVANIA LAWYER REFERRAL SERVICE

Post Office Box 1086 100 South Street Harrisburg, Pa. 17108 (Penna. Residents Phone: 1-800-692-7375); Out of State Residents Phone: 1-717-238-6715).

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

BY: JOSEPH E. KLUGER, ESQUIRE

ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 56346

LAW OFFICES
SUITE SEVEN HUNDRED
UNITED PENN BANK BUILDING
WILKES-BARRE, PENNA. 18701
(717) 825-9401

UNITED PENN BANK, now by merger and acquisition MELLON BANK, N.A.,

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION - LAW

vs.

IN MORTGAGE FORECLOSURE

CRAIG S. KISHBAUGH and VERONICA M. KULINA a/k/a VERONICA M. KISHBAUGH,

NO. 619 of 1990

Defendants

AFFIDAVIT PURSUANT TO RULE 3129

UNITED PENN 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 in the Town of Bloomsburg, as more particularly described in Exhibit "A" attached hereto.

1. Name and address of Owner:

Craig S. Kishbaugh Veronica M. Kulina a/k/a Veronica M. Kishbaugh 312 East 16th Street Berwick, Pa. 18603 2. Name and address of Defendants in the judgment.

Craig S. Kishbaugh Veronica M. Kulina a/k/a Veronica M. Kishbaugh 312 East 16th Street Berwick, Pa. 18603

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

United Penn Bank 8-18 West Market Street Wilkes-Barre, Pa. 18701 Judgment No. 619 of 1990

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

of record:

Transamerica Finance Consumer Discount Co. 32 East Broad St. Hazleton, Pa. 18201 RB 429, Page 1 Dated: 5/15/89 Amount: \$2,089.70 Central Pa. Savings Association 100 West Independence Street Shamokin, Pa. 17872 RB 335, PAGE 862 Dated: 7/31/84 Amount: \$26,100.00 United Penn Bank 8 West Market Street Wilkes-Barre, Pa. 18701 RB 405, Page 90 Dated: 2/19/88 Amount: \$11,635.20

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.

See Exhibit "B"

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

See Exhibit "B"

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

> HOURIGAN, KLUGER, SPOHRER & QUINN, P.C. Attorneys for Plaintiff

Dated: Joseph E. KLUGER

EXHIBIT "A"

that certain piece or parcel of land situate in the Borough of Beruick. : County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

affilistic at the corner of Lot No. 70 in Duval Dickson's Second Plot of Lots sold; thence easterly a distance of forty-two (42) feet to corner of Lot No. 72; thence northerly a distance of One hundred and fifty-five fiss) feet to a fifteen (15) foot alley; thence Westerly a distance of forty (40) feet to corner of Lot No. 70; thence Southerly a distance of One hundred fifty-four (154) feet to the place of beginning. This description is intended to cover and this Deed to convey Lot No. 71 in Duval Dickson's Second Plot of Lots as marked and shown in Flot or Plan.

BEING the same premises conveyed to Craig S. Kishkaugh and Veronica M. Kulina, by deed of Ethel Dietterick dated July 31, 1834, and recorded in Columbia County Deed Book 335, Page 858.

IMPROVED: Two story single family frame

KNOWN AS: 321 East 16th Street, Berwick, Pa. 18603

TAX NO.: 04.1-2-160

A-1-1-1

EXHIBIT "3"

5. Central Pa. Savings Association 100 West Independence Street Shamokin, Pa. 17872 No. 598--1990

Dated: January 25, 1991 Amount: \$20,440.74

FCC National Bank 60 Charles Lindgergh Blvd. Uniondale, New York 11553 No. 499-1991 Dated: June 3, 1991

Amount: \$3,281.77

No. 499-1991

Dated: July 11, 1991 Amount: \$3,281.77

6. Central Pa. Savings Association 100 West Independence Street Shamokin, Pa. 17872 No. 598-1990 Dated: May 21, 1990

> United Penn Bank, now by merger Mellon Bank, N. A. 8 West Market Street Wilkes-Barre, Pa. 18701 No. 499-1991 Dated: May 24, 1990

FCC National Bank 60 Charles Lindgergh Blvd. Uniondale, New York 11553 No. 499-1991 Dated: April 17, 1991

Tax Claim Bureau Columbia County Courthouse Bloomsburg, Pa. 17815 1990 and 1991 Taxes due

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

By: JOSEPH E. KLUGER, ESQUIRE

ATTORNEY FOR Plaintiff

Identification No.

56346

LAW OFFICES
SUITE SEVEN HUNDRED
UNITED PENN BANK BUILDING
WILKES-BARRE, PENNA, 18701
(717) 825-9401

UNITED PENN BANK, now by merger and acquisition MELLON BANK, N.A.,
Plaintiff

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

vs.

CIVIL ACTION - LAW
IN MORTGAGE FORECLOSURE

CRAIG S. KISHBAUGE.and VERONICA M. KULINA a/k/a VERONICA M. KISHBAUGH,

NO. 619 of 1990

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

Craig S. Kishbaugh Veronica M. Kulina a/k/a Veronica M. Kishbaugh 321 East 16th Street Berwick, Pa. 18603

Defendants herein and owners of the Real Estate hereinafter described.

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned judgment, directed to the Sheriff of Luzerne County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash (subject to the payment of unpaid taxes

for the cur	rent year) at t	the courthouse in the Borough of Bloomsburg
County of	Columbia	and State of Pennsylvania, on Aubust
37Th	at 9:30 o'	clock a.m., in the forenoon of the said day, all your
right, titl	le and interest	in and to all that certain piece, parcel or tract of
land situat	te in the	Borough of Berwick, County of Columbia
and State o	of Pennsylvania	, the same more particularly described in Exhibit "A"
attached he	ereto and incor	porated herein.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

- 1. The sale will be cancelled if you pay to United Penn Bank (the amount of the judgment plus costs) (the back payments, late charges, costs and reasonable attorneys' fees due). To find out how much you must pay, you may call: 826-2879.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
 - 3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 826-2879.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 717-389-5622.
- 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty (30) days after the sale, in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days thereafter.

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C. 700 United Penn Bank Building Wilkes-Earre, Pennsylvania 18701

EXHIBIT "A"

All that certain piece or parcel of land situate in the Borough of Bervick, : County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNIES at the corner of Lot No. 70 in Duval Dickson's Second Plot of Lots sold; thence easterly a distance of forty-two (42) feet to corner of Lot No. 72; thence northerly a distance of One hundred and fifty-five (155) feet to a fifteen (15) foot alley; thence Westerly a distance of forty (40) feet to corner of Lot No. 70; thence Southerly a distance of One hundred fifty-four (154) feet to the place of beginning. This description is intended to cover and this Deed to convey Lot No. 71 in Duval Dickson's Second Plot of Lots as marked and shown in Plot or Plan.

BEING the same premises conveyed to Craig S. Kishbaugh and Veronica M. Kulina, by deed of Ethel Dietterick dated July 31, 1934, and recorded in Columbia County Deed Book 335, Page 858.

IMPROVED: Two story single family frame

KNOWN AS: 321 East 16th Street, Berwick, Pa. 18603

TAX NO.: 04.1-2-160

HOURIGAN, KLUGER, SPOHRER, QUINN & MYERS

A PROFESSIONAL CORPORATION

BY: JOSEPH E. KLUGER, ESQUIRE

ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 56346

LAW OFFICES
SUITE SEVEN HUNDRED
UNITED PENN BANK BUILDING
WILKES-BARRE, PENNA. 18701
(717) 825-9401

UNITED PENN BANK, now by merger and

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

acquisition MELLON BANK, N. A.,

Plaintiff

CIVIL ACTION ~ LAW

vs.

IN MORTGAGE FORECLOSURE

CRAIG S. KISHBAUGH and VERONICA M. KULINA a/k/a VERONICA M. KISHBAUGH,

NO. 619 of 1990

Defendants

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF LUZERNE

MICHAEL GAGLIARDI, Assistant Vice President , being duly

sworn according to law, deposes and states that to the best of his knowledge, information and belief, the last known address of the above-captioned Defendant(s) is as follows:

Craig S. Kishbaugh Veronica M. Kulina a/k/a Veronica M. Kishbaugh 321 East 16th Street Berwick, Pa. 18603

If the Defendant(s) cannot be found at the above address, then Plaintiff believes and therefore avers that the Defendant(s) are either deceased or their whereabouts are unknown.

MICHAEL GAGLIARPI, Assistant Vice President

Sworn to and subscribed

before me this /7 day

f June XXXXXX 1992.

NOTARIAL SEAL

BERHADINE JASTRIM, NUTARY PUBLIC WILLIAGE BROKE, LUXERIE COUNTY

MY COMMISSION SUPPLES MAY 30, 1993

HARRY A. ROADARMEL, JR.



SHERIFE OF COLUMBIA COUNTY

THOME (717) 784-1991

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

71 TROUGH CHESTE (217) 781 6 100

PRESS/ENTERPRISE Lackawanna Avenue Bloomsburg, PA 17815	
Date: July 15, 1992	
Re: Sheriff's Sale Advertisin	ı Dates
United Penn Bank, now by merger and acquistion Mellon Bank, N.A. No. 38 of 1992	VS. Craig S. Kishbaugh and Veronica M. Kulina a/k/a Veronica M. Kishbaugh FD No. 619 of 1990 (8)
Dear Str:	1
Please advertise the enclos	ed SHERIFF SALE on the following dates:
1st week August 6,	1992
2nd week August 13	1992
3rd week August 20	, 1992
Feel free to contact me it	
	Respectfully,
	Harry A. Roadarmel, Jr. Sherlff

MIONE (717) 784-1991

SHERIFF OF COLUMNA COUNTY COURT HOUSE NO SOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

Date: July 15	19 92	. ·	
To: Craig S.	Kishbaugh		
321 E. 1	.6th St.,		٠.
berwick,	Pa. 18603		
	· · · · · · · · · · · · · · · · · · ·	Notes:	
			7 🐧
United Penn	Bank, now by merge	er and	
Re: seculaition	Mellon Bank, N.A.	VS Crain S. Kishba	augh and Veronica M.
No: 38	of 1992 ED	Ku sta ka Ve	eronica M. Kishbaugh
			of 1990 Jo

Dear Sir:

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

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

Respectfully,



PHONE (717) 784-1991 SHERIFF OF COLUMN COUNTY
COURT HOUSE - N. C. SCO. 380
BLOOMSBURG, N. 17913

24 HOUR PHONE (717) 784-6300

No: 38 of 1992 ED	Kulina a/k/a Veronica M. Kishbaugh No: 619 of 1990 JD	1
United Penn Bank, now by merger Re: acquisition Mellon Bank, N.A.	VS. Crais S. Kishbaugh and Veronica M.	
Berwick, Pa. 18603		
Veronica M. Kulina a/k/a Veronica M. Kishbaugh		
Take the second of the second		
Date: July 15, 1992		

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 eny questions you may have.

Respectfully,

9110398 (717) 784-1991 SHERIFF OF COUNTY COUNTY COURT HOUSE & A TO SEE MO BLOOMSBURG, FA TO SE

24 HOUR PHONE (717) 784-6300

nare:	July 15, 1992		
To:	Transamerica Finance	14 mg	
-	Consumer Discount Co.		.•
نگند د دندمد	92 East Broad St., Hazleton, Pa, 18201		
19.2		- Who	,1
Re:	ted Penn Bank, now by merg		h and Veronica M.
No: 18	of 1992 ED		nica M. Kishbaugh

Dear Sir:

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

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

Respectfully,

PHOME (717) 784-1991

24 HOUR PHONE (717) 784-6100

Date: July 15, 1992		
To: Central Pa. Savings Ass.	•	
100 West Independence St.,		• •
*Biniokin, Pa. 17872	• •	
, <u> </u>		\dot{t}
United Penn Bank, now by merger	and	
Re: acquisition Mellon Bank, N.A.	VS. Crais S. Kishbaug	gh and Veronica M.
No: 4 of 1992 ED	No: 619 of	nica M. Kishbaugh 1990 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 enviouestions you may have.

Respectfully,

SHERIFF OF CUEUMEN COUNTY COURT HOUSE & F. SHEROK 200 BLOOMSPUNG, FA. 17918

24 HOUR PHONE (717) 784-6300

Date: July	7 15, 199	2						
. To: FCC	National	Bank						
60 C	harles L	indgere	h Blvd 11553	• •				
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-	ي پيدائن د په د د د د					ta en j		1
								1
UNITED Pe	nn Bank, on Mello	now by 1 Bank.	merge N.A.	4.0	CYALDIE.	Ki.shbaugi	and Ver	omica M
				VS	****	de/a Vero	rica M. K	ishbaugh
No: Se	Of	1992	ED		No:	7.4 2 •	f ¹⁹⁹⁰	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,



SHERIFF OF COLUMNA COUNTY COURT HOUSE & S SOX 500 BLOOMSBURG, FA 17015

PHONE (717) 784-1991

24 HOUR PHONE (717) 784-6300

No: 38 of 1992 ED	No:
United Penn Bank, now by merge Re: acquisition Mellon Bank, N.A.	vs. 43. Kishbaugh and Veronica M.
Fourth and Walnut Sts. Harrisburg, Pa. 17120	
Deputy Attorney General Collections Unit	
To: Thomas CZerbe Jr.	
Date:July 15, 1992	·

Dear Sir:

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

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

Respectfully,

PHONE (717) 764-1991 COUNTY NO.

24 HOUR MICHAE (717) 784-6300

Dāl	te: Jul	y 15, 19	992		
. 1	To: <u>Co</u> n	monweál	antan of 1	Pennsv1	vania
	Dep	artment	of Re	venue	
	Bur	cau of i	ecom	to Set t	lement
	- P.C	Box 20	<u> </u>		
	Har	risburg	,Pa, 1.	7105	

entited renn bank, no	w by merger and 🧠	A Landa de	
Re and sition Mellon	Bank, N.A. VS. Co	Kishhaugh and	l Veronica M
	120	Variable of	TATE TO THE SECOND
No: 36 of 199	22 En Mari	k/a Veronica	M. Kishbaugr
19	<u> </u>	of of	1990

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,

SHERIFF OF COUNTY COUNTY HOUSE F & BOX 300 BLOOMSBURG, FA 17815

PHONE (717) 784-1991

24 HOUR PRONE (717) 784-6300

Date:	July 15, 1992		
To:	A Para Singuistra Company of the Com		
	P.O. Box 12050 Philadelphia, Pa. 19106 Attention: Special Procedure	- es Function	
:			
			1)
Re:	mited Penn Bank, now by merge icquisition Mellon Bank, N.A.	_VS. Craix S. Kis	hbaugh and Veronica M.
No:	8 of 1992 ED	Kulkha e/k/a	Veronica M. Kishbaugh
			0119901 0

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, list of recorded person(s) with an interest.

Respectfully,

1717) 784-1991

24 HOUR PHONE (717) 784-6300

ate:July 15, 1992	
To: Small Business Administration 20 N. Pennsylvania Ave., Prom. 2327	n
Wilkes-Barre, Pa. 18701	
United Penn Bank, now by merger securisition Mellon Bank, N.A.	and VS. Cree S. Kishbaugh and Veronica M. VK/A Veronica M. Kishbaugh

Dear Sir

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

ΕĐ

of 1992

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

Respectfully,

Harry A. Roadarmel, Jr. Sheriff of Columbia County

1990

JD

1717) 784-1991

24 HOUR PHONE (717) 784-6300

Date: July 15, 1992.

To: Office of F.A.I.R.

Pepartment of Public Welfare ALON BOX SOLA

Harrisburg, Pa. 17105

United Perm Bank, now by merger and

Re: acquisition Mellon Bank, N.A. VS. Crais S. Kishbaugh and Veronica M.

kuba /k/a Veronica M. Kishbaugh

of 1992 ED

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 AS ESTABLISHED, JR



SHERIFF OF COLUMNA COUNTY COURT HOUSE & C. NOX 380 BLOOMSBURG, FA. 17815

PHQNE (717) 784-1991

24 HOUR PHONE (717) 784-6300

No:	38	of	1992	_ED	No: 319	/k/a Veronica 199 of 199	
Re:	United Perm acquisition	Bank Mell	, now by on Bank,	merger N.A.	ys. Crain S.	Kishbaugh and	
			 	······································			11:
	BETWICK	, . a .	10003				
, II	Mrs Cor 120 R.E.	. Thi	rd St.,	er			٠.
. *	Notes the second		··				
Date	2: <u>July 15</u>	<u>. 199</u>	2		1 (F)		

Bear Sir:

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

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

Respectfully,

PHONE 1717) 784-1991 24 HOUR MICHE (717) 784-6300

Date:	July 15, 1992	-	
. To:	Mr. Chris Klinger		
	Sewer Authority	·	•
	344 Market St.,	•	
	Berwick, Pa, 18603		
		,	
Un Re: <u>ac</u>	nited Penn Bank, now by merger Acquistion Mallon Bank, N.A.	VS. Craig S. Kishbaugh and Veronica M.	
No:		Kulina a/k/a Veronica M. Kishbaugh No: 619 of 1990 JD	l

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,

2030341

Charles Klambaugh

June 16, 1992

Sheriff of Columbia County

\$ ⁷⁵⁰.00**

203034 18 TO31300575# 100 583

BY VIRTUE OF A WRIT OF EXECUTION NO. 38 OF 1992 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 AUGUST 27, 1992 10:00 A.M.

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

ALL that certain piece or parcel of land in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the corner of Lot No. 70 in Duval Dickson's Second Plot of Lots sold; THENCE easterly a distance of forty-two (42) feet to corner of Lot No. 72; THENCE northerly a distance of one hundred and fifty-five (155) feet to a fifteen (15) foot alley; THENCE westerly a distance of forty (40) feet to corner of Lot No. 70; THENCE southerly a distance of one hundred fifty-four (154) feet to the place of beginning. This description is intended to cover and this Deed to convey Lot No. 71 in Duval Dickson's Second Plot of Lots as marked and shown in the Plot or Plan.

BEING the same premises conveyed to Craig S. Kishbaugh and Veronica M. Kulina, by deed of Ethel Dietterick dated July 31, 1884, and recorded in Columbia County Deed Book 335, Page 858.

IMPROVED: Two Story single family frame KNOWN AS: 321 East 16th Street, Berwick, Pa. 18603

TAX NO.: 04.1-2-160

NOTICE IS HEREBY GIVEN TO ALL CLAIMANTS and parties in interest that the Sheriff will, for all sales where the filing of a Schedule of Distribution is required, file the said Schedule of Distribution no later than thirty (30) days after the sale, 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.

SEIZED AND TAKEN into execution at the suit of Mellon Bank, N.A., t/a United Penn Bank against Craig S. Kishbaugh and Veronica M. Kulina a/k/a Veronica M. Kishbaugh. Judgement filed to 619 of 1990. Writ issued June 1992.

TERMS OF SALE: Ten percent (10%) cash or certified check at 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

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C. 700 United Penn Bank Building Wilkes-Barre, Pa. 18701