

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) 784-6300

December 4, 1992

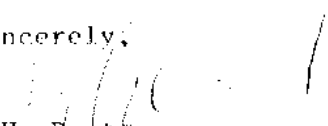
Houigan, Kluger, Spohrer & Quinn  
Suite Seven Hundred  
United Penn Bank Building  
Wilkes-Barre, Pa. 18701-1867

Dear Sir:

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

If you have any questions, please contact us.

Sincerely,

  
J.H. Dent  
Deputy Sheriff

COUNTY OF COLUMBIA

BLOOMSBURG, PA. 17815

GENERAL FUND 036968 60-8  
311

CHECK NO. 0003242

MO	DAY	YR
12	04	92

EXACTLY \*\*\*\*\*154 DOLLARS AND

83 CENTS

AMOUNT
\$*****154.8

PAY TO THE ORDER OF

HOURIGAN KLUGER SPOHRER &amp; QUINN

PA 111111111

BLOOMSBURG BANK—COLUMBIA TRUST CO.

⑆031305936⑆ ⑈002⑈138⑈8⑈

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

# HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

## LAW OFFICES

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

ALLAN M. KLUGER	GEORGE A. SPOHRER
JOSEPH A. QUINN, JR.	RICHARD M. GOLDBERG
ARTHUR L. PICCONE	JOSEPH P. MELLODY, JR.
DAVID W. SABA	NEIL L. CONWAY
JOSEPH A. IACH	RICHARD S. BISHOP
THOMAS B. HELBIG	RONALD V. SANTORA
EUGENE D. SPERAZZA	TERRENCE J. HERRON
MARK P. MCNEALIS	NEIL E. WENNER
JONATHAN A. SPOHRER	WALTER T. GRABOWSKI
MELISSA A. SCARTELLI	JOSEPH E. KLUGER
SANDRA NAMEY-RICHARDS	MICHAEL W. SIMON III
SHAWN P. PHILLIPS	MARK T. PERRY*
PATRICK J. GIBBONS	FRED T. HOWE
JOSEPH P. NOVAK	JAMES T. SHOEMAKER

\*MEMBER N.Y. BAR

ANDREW HOURIGAN, JR.  
1940 - 1978  
MORRIS B. GELB  
1929 - 1988

SUITE 200  
434 LACKAWANNA AVE  
SCRANTON, PA 18503-2014  
(717) 346-6414  
FACSIMILE (717) 861-5072

SUITE 102B  
HOLLAND THREAD MILL  
411 MAIN STREET  
STROUDSBURG, PA 18360-2404  
(717) 421-3776  
FACSIMILE (717) 421-3821

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

November 12, 1992

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 above-referenced 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.

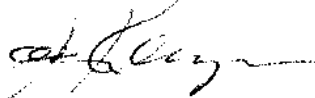
While at the present time, I do not care to argue the propriety of whether a Sheriff is entitled to poundage for a continuing or staying of a Sheriff's Sale when a debtor brings the account current or makes a payment to the Bank, I do wish to specifically contest your taking of a \$154.83 from the Bank 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.

A handwritten signature in dark ink, appearing to read "Joe Kluger", with a long horizontal flourish extending to the right.

Joseph E. Kluger

JEK/po  
cc: Robert Brown, AVP

# HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

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JOSEPH A. QUINN, JR.  
ARTHUR L. PICCONE  
DAVID W. SABA  
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THOMAS B. MELBIG  
EUGENE D. SPERAZZA  
MARK P. MCNEALIS  
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MELISSA A. SCARTELLI  
SANDRA NAMEY-RICHARDS  
MICHAEL W. SIMON III  
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TERRENCE J. HERRON  
NEIL E. WENNER  
WALTER T. GRABOWSKI  
JOSEPH E. KLUGER  
ALAN S. BATTISTI  
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 102B  
HOLLAND THREAD MILL  
411 MAIN STREET  
STROUDSBURG, PA 18360-2404  
(717) 421-3776  
FACSIMILE (717) 421-3821

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

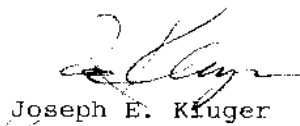
On behalf of the plaintiff in the above-referenced matter, I am respectfully requesting that the Sheriff Sale scheduled for Thursday, August 27, 1992, be stayed.

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,

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

  
Joseph E. Kluger

JEK/po

cc: Robert Brown, VP

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) 784-6300

August 28, 1992

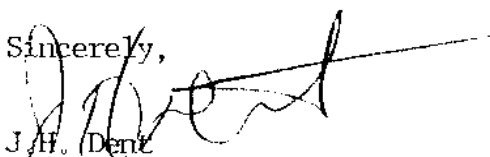
Mr. Joseph E. Kluger, Esquire  
Hourigan, Kluger, Spohrer, Quinn  
Suite Seven Hundred  
United Penn Bank Building  
Wilkes-Barre, Pa. 18701

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.

Sincerely,

  
J.H. Dent  
Deputy Sheriff

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

} SS:

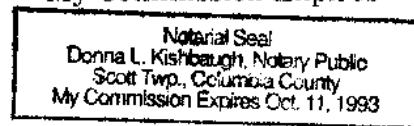
Larraine Kreischer, Publisher's Assistant, being duly sworn according to law deposes and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 August 6, 13, 20, 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 M. Kreischer*

Sworn and subscribed to before me this 25<sup>th</sup> day of August 1992

*Donna L. Kishbaugh*  
(Notary Public)

My Commission Expires



Member, Pennsylvania Association of Notaries

And now, 19, 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.

# 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, 1991,

in Berwick Borough are as follows:

Owner or Reputed Owner: Kishbaugh, Craig S. & Veronica  
(owner since 7/84)

Former Owner: \_\_\_\_\_

Parcel No. 04.1-2-160

Description 321 E. 16th St.

YEAR	TOTAL
1991	\$ 439.95
1990	419.77
TOTAL	\$ 859.72

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

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

Fee: \$5.00

*pd*  
*8/24/92*

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long  
Dennis Long  
Director

*Sheriff Sale*  
*Aug 27, 1992*



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) 784-6300

August 26, 1992

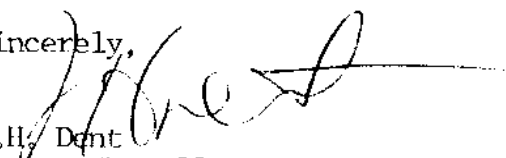
Mr. Michael Ireys, Esquire  
38 W. 3rd St.,  
Bloomsburg, Pa. 17815

Dear Sir:

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

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 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 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,

  
J.H. Dent  
Deputy Sheriff

# SHERIFF'S SALE - COSTS SHEET

United Penn Bank

vs.

Kis. augh

NO. 38 of 1992 E.D. NO. 619 of 1990 J.D. DATE OF SALE CANCELLED

DOCKET & LEVY	\$ 14.00
SERVICE	116.00
MAILING	31.77
ADVERTISING, SALE BILLS & NEWSPAPERS	9.00
POSTING HANDBILLS	10.28
MILEAGE	14.00
CRYING/ADJOURN OF SALE	2.00
SHERIFF'S DEED	
DISTRIBUTION	
OTHER <u>copies 22 pgs 2.00</u>	66.00

TOTAL . . . . . \$ 262.55

PRESS-ENTERPRISE, INC.	\$ 234.62
HENRIE PRINTING	
SOLICITOR'S SERVICES	30.00

TOTAL . . . . . \$ 264.57

PROTHONOTARY:	LIENS LIST	\$
	DEED NOTARIZATION	
	OTHER	

TOTAL . . . . . \$

RECORDER OF DEEDS:	COPYWORK	\$
	DEED	
	OTHER	

TOTAL . . . . . \$

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

TOTAL . . . . . \$

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

TOTAL . . . . . \$

SURCHARGE FEE: (STATE TREASURER) TOTAL . . . . . \$ 34.00

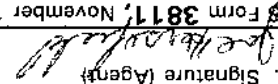
MISCELLANEOUS: TAX CLAIM . . . . . \$ 5.00

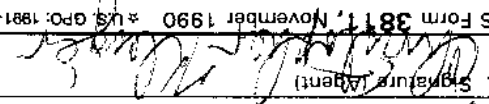
TOTAL . . . . . \$ 511.55

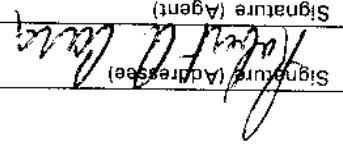
TOTAL COSTS . . . . . \$  
Poundage 154.84  
750.00



Address (only if postage is paid)

<b>PS Form 3811, November 1990</b> * U.S. GPO: 1991-287-066 <b>DOMESTIC RETURN RECEIPT</b>	
<b>6. Signature (Agent)</b> 	<b>5. Signature (Addressee)</b>
<b>8. Addressee's Address (Only if requested and fee is paid)</b> Press Enterprise P.O. Box 745 Bloomsburg, Pa. 17815	
<b>7. Date of Delivery</b> 10/15/92	<b>4b. Service Type</b> <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise
<b>4a. Article Number</b> P 617 183 965	<b>3. Article Addressed to:</b> Consult postmaster for fee.
<b>1. Address</b> I also to receive the following vices (for an extra fee): <input type="checkbox"/> Restricted Delivery 38	

<b>PS Form 3811, November 1990</b> * U.S. GPO: 1991-287-066 <b>DOMESTIC RETURN RECEIPT</b>	
<b>6. Signature (Agent)</b> 	<b>5. Signature (Addressee)</b>
<b>8. Addressee's Address (Only if requested and fee is paid)</b> Mr. Chris Klingner Sewer Authority 344 Market St., Berwick, Pa. 18603	
<b>7. Date of Delivery</b> 10/15/92	<b>4b. Service Type</b> <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise
<b>4a. Article Number</b> P 617 183 967	<b>3. Article Addressed to:</b> Consult postmaster for fee.
<b>1. Address</b> I also to receive the following vices (for an extra fee): <input type="checkbox"/> Restricted Delivery 38	

<b>PS Form 3811, November 1990</b> * U.S. GPO: 1991-287-066 <b>DOMESTIC RETURN RECEIPT</b>	
<b>6. Signature (Agent)</b> 	<b>5. Signature (Addressee)</b>
<b>8. Addressee's Address (Only if requested and fee is paid)</b> Transamerica Finance Consumer Discount Co. 32 East Broad St., Hazleton, Pa. 18201	
<b>7. Date of Delivery</b> 11/1/92	<b>4b. Service Type</b> <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise
<b>4a. Article Number</b> P 617 183 957	<b>3. Article Addressed to:</b> Consult postmaster for fee.
<b>1. Address</b> I also to receive the following vices (for an extra fee): <input type="checkbox"/> Restricted Delivery 38	

# HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

## LAW OFFICES

SUITE SEVEN HUNDRED  
UNITED PENN BANK BUILDING  
WILKES-BARRE, PENNA 18701-1887

(717) 825-9401

FACSIMILE (717) 829-3460

August 25, 1992

ALLAN M. KLUGER  
JOSEPH A. QUINN JR.  
ARTHUR L. PICONE  
DAVID W. SABA  
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MORRIS D. DELE  
1928-1986

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609 HAMILTON MALL  
ALLENTOWN, PA 18101-2111  
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FACSIMILE (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:

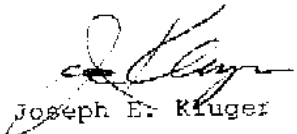
On behalf of the plaintiff in the above-referenced matter, I am respectfully requesting that the Sheriff Sale scheduled for Thursday, August 27, 1992, be stayed.

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,

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

  
Joseph E. Kluger

JEK:po

cc: Robert Brown, VP

FAX Memo

No. of Pages 1



Mellon Bank

To:

Co. Dept.:

FAX Number:

Comments:

From:

Co. Dept.:

FAX Number:

Phone Number:

4-0257

826-2710

10-DET-1100

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 784-1994

24 HOUR PHONE  
(717) 784-6300

August 25, 1992

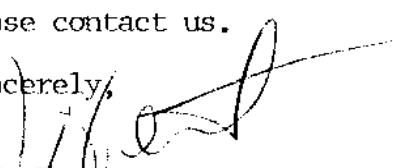
Mr. Joseph E. Kluger, Esquire  
Hourigan, Kluger, Spohrer, Quinn  
Suite Seven Hundred  
United Penn Bank Building  
Wilkes-Barre, Pa. 18701

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,

  
J.H. Dent  
Deputy Sheriff







Commonwealth of Pennsylvania

ERNEST . .  
PREATE, JR.  
Attorney General

*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,

A handwritten signature in black ink, appearing to read "Thomas C. Zerbe, Jr.", written over a horizontal line.

Thomas C. Zerbe, Jr.  
Deputy Attorney General  
Financial Enforcement Section

TCZjr/beg

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 284-1991

TELETYPE  
(717) 284-6000

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 PENNA.

VS. 38 of 1992 E.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

July 23, 1992 Thursday

POSTED A COPY OF THE SHERIFF'S SALE BILL

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 SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN AND SUBSCRIBED BEFORE ME

THIS

DAY OF

JULY 1992  
TAMI B. KLINE, PROTHONOTARY OF  
COLUMBIA COUNTY

MV  
25,521

SHERIFF'S SALE

AJ  
12.761

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

IN THE FORENOON  
LOTS, PIECES, OR

ALL that certain  
Columbia and Stat

BEGINNING at the c  
THENCE easterly a  
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.

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 Perm 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

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

E AND INTEREST OF THE DESCRIBED

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

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

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

# 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, 1991,

in Berwick Borough are as follows:

Owner or Reputed Owner: Kishbaugh, Craig S. & Veronica  
(owner since 7/84)

Former Owner: \_\_\_\_\_

Parcel No. 04.1-2-160

Description 321 E. 16th St.

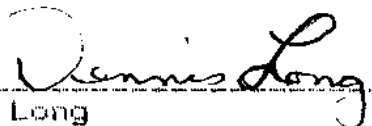
YEAR	TOTAL
1991	\$ 439.95
1990	419.77
TOTAL	\$ 859.72

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

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

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

  
Dennis Long  
Director

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
MCADAMSBURG, PA 17805

COPIES  
COST \$04.00

STANDARD FEE  
COST \$04.00

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 PENNA.

NO. 38 of 1992 ED

WRIT OF EXECUTION-MORTGAGE FORECLOSURE

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

ON Wednesday July 15, 1992 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

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

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

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SHOWN AND SUBSCRIBED BEFORE ME

THIS 16th

DAY OF July 1992

James H. Kane  
JAMES H. KANE, PROTHONOTARY  
OF COLUMBIA COUNTY

SHERIFF

HARRY A. ROADARMET, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BERKS COUNTY, PA. 17802

CHIEF  
CLERK  
CLERK OF COURT

CLERK OF COURT  
CLERK OF COURT

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 PENNA.

NO. 38 of 1992 ED

WRT OF EXECUTION- MORTGAGE FORECLOSURE

SERVICE ON Craig S. Kishbaugh

ON Wednesday July 15, 1992 AT 11:45 A.M. , A TRUE AND ATTESTED COPY  
OF THE 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

Craig S. Kishbaugh

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

BY DEPUTY SHERIFF J.H. Dent

SERVICE WAS MADE BY HANDING THE SAID WRT OF EXECUTION AND NOTICE OF SHERIFF'S  
SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO

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

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 16th

DAY OF July 1992

JAMES B. KLINE, PROthonotary  
OF COLUMBIA COUNTY

SHERIFF

**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.,

vs.

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

IN THE COURT OF COMMON PLEAS OF  
~~MUZEME~~ COUNTY, PENNSYLVANIA  
COLUMBIA

No. 619 Term 19 90 J.D.

No. 38 Term 19 92 E.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of ~~Muzeme~~ Columbia

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

See Exhibit "A"

Amount Due  
Expenses  
Interest ~~from~~ to 6/15/92  
Atty's Fees (10%)  
**TOTAL**

\$ 6,448.91  
127.50  
\$ 461.70  
703.81  
\$ 7,741.92 Plus costs and interest

as endorsed.

Dated June 1992

(SEAL)

Tomi B. Kulina  
Prothonotary, Court of Common Pleas of  
~~Muzeme~~ County, Pennsylvania  
COLUMBIA

By: Elizabeth A. Brennan  
Deputy



EXHIBIT "A"

All 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:

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 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 COLUMBIA COUNTY  
CIVIL ACTION - LAW  
IN MORTGAGE FORECLOSURE

vs.

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  
Phone: (717) 825-8567

or

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.,  
Plaintiff

vs.

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

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO.    619 of 1990

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. 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: June 18, 1992 By:   
JOSEPH E. KLUGER

EXHIBIT "A"

All 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:

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 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

EXHIBIT "B"

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

vs.

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

CRAIG S. KISHBAUGH 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 current year) at the courthouse in the Borough of Bloomsburg  
County of Columbia and State of Pennsylvania, on August  
27th at <sup>10:00</sup>~~9:30~~ o'clock a.m., in the forenoon of the said day, all your  
right, title and interest in and to all that certain piece, parcel or tract of  
land situate in the Borough of Berwick, County of Columbia  
and State of Pennsylvania, the same more particularly described in Exhibit "A"  
attached hereto and incorporated 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-Barre, Pennsylvania 18701

EXHIBIT "A"

All 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:

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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  
acquisition MELLON BANK, N. A.,  
Plaintiff :

vs.

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

Defendants

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 619 of 1990

AFFIDAVIT OF  
LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA :

SS.

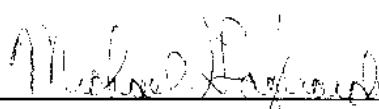
COUNTY OF LUZERNE :

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.

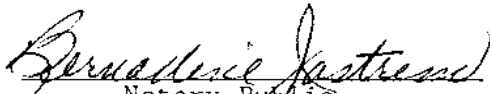
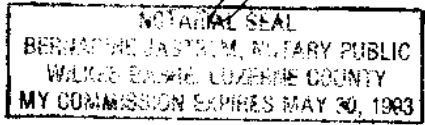


MICHAEL GAGLIARDI, Assistant Vice President

Sworn to and subscribed

before me this 17 day

of June ~~XXXXXX~~ 1992.

  
Notary Public

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 784-1991

24 HOUR OFFICE  
(717) 784-6100

PRESS/ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: July 15, 1992

Re: Sheriff's Sale Advertising Dates

United Penn Bank, now by	
<del>merger</del> and acquisition	vs. <u>Craig S. Kishbaugh and Veronica M.</u>
Mellon Bank, N.A.	<u>Kulina a/k/a Veronica M. Kishbaugh</u>
No. <u>38</u> of 1992	FD No. <u>619</u> of 1990 JD

Dear Sir:

Please advertise the enclosed 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 if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff

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

Date: July 15, 1992

To: Craig S. Kishbaugh  
321 E. 16th St.,  
Berwick, Pa. 18603

Re: United Penn Bank, now by merger and  
acquisition, Mellon Bank, N.A. VS. Craig S. Kishbaugh and Veronica M.  
Kishbaugh/k/a Veronica M. Kishbaugh  
No: 38 of 1992 ED No: 619 of 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,

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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: July 15, 1992

To: Veronica M. Kulina a/k/a  
Veronica M. Kishbaugh  
321 East 16th St.,  
Berwick, Pa. 18603

United Perm Bank, now by merger and  
Re: acquisition Mellon Bank, N.A. VS. Craig S. Kishbaugh and Veronica M.  
Kulina a/k/a Veronica M. Kishbaugh  
No: 38 of 1992 ED No: 619 of 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,

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 MOUNT  
(717) 784-6300

Date: July 15, 1992

To: Transamerica Finance  
Consumer Discount Co.  
92 East Broad St.,  
Hazleton, Pa. 18201

Re: United Penn Bank, now by merger and  
acquisition Mellon Bank, N.A., VS. Craig B. Kishbaugh and Veronica M.  
Kullins a/k/a Veronica M. Kishbaugh  
No: 38 of 1992 ED No: 619 of 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,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.

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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: July 15, 1992

To: Central Pa. Savings Ass.  
100 West Independence St.,  
Shamokin, Pa. 17872

Re: United Penn Bank, now by merger and  
acquisition Mellon Bank, N.A. VS. Craig S. Kishbaugh and Veronica M.  
Kishbaugh/k/a Veronica M. Kishbaugh  
No: 38 of 1992 ED No: 619 of 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,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.

SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA. 17018

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: July 15, 1992

To: FCC National Bank  
60 Charles Lindbergh Blvd.,  
Uniondale, New York 11553

UNITED Perm Bank, now by merger and  
Re: acquisition Mellon Bank, N.A. vs. Orville S. Kishbaugh and Veronica M.  
Kishbaugh/a Veronica M. Kishbaugh  
No: 38 of 1992 ED No: 619 of 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,

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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: July 15, 1992

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

United Perm Bank, now by merger and  
Re: acquisition Mellon Bank, N.A. VS. Craig S. Kishbaugh and Veronica M.  
Kishbaugh a/k/a Veronica M. Kishbaugh  
No: 38 of 1992 ED No: 619 of 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,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.

SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE, P.O. BOX 380  
BLOOMSBURG, PA. 17013

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: July 15, 1992

To: Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Accounts Settlement  
P.O. Box 2055  
Harrisburg, Pa. 17105

Re: United Penn Bank, now by merger and  
acquisition of Mellon Bank, N.A. VS. Gracie S. Kishbaugh and Veronica M.  
Kulish a/k/a Veronica M. Kishbaugh  
No: 38 of 1992 ED No: 619 of 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,

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) 784-6300

Date: July 15, 1992

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

United Penn Bank, now by merger and  
Re: acquisition, Mellon Bank, N.A. VS. Graig S. Kishbaugh and Veronica M. Kishbaugh a/k/a Veronica M. Kishbaugh  
No: 38 of 1992 ED No: 619 of 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.

Note: Also enclosed is a copy of the Writ of Execution, list of recorded person(s) with an interest.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.

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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: July 15, 1992

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

United Perm Bank, now by merger and  
Re: acquisition Mellon Bank, N.A. VS. Craig S. Kishbaugh and Veronica M.  
Kishbaugh a/k/a Veronica M. Kishbaugh  
No: 38 of 1992 ED No: 519 of 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,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County



HARRY A. ROADARMEL, JR.

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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: July 15, 1992.

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

United Perm Bank, now by merger and  
Re: acquisition Mellon Bank, N.A. VS. Craig S. Kishbaugh and Veronica M.  
Kulima o/k/a Veronica M. Kishbaugh  
No: 38 of 1992 ED No: 619 of 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,

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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: July 15, 1992

To: Mrs. Connie K. Ginger  
120 R.E. Third St.,  
Berwick, Pa. 18603

United Perm Bank, now by merger and  
Re: acquisition Mellon Bank, N.A. VS. Craig S. Kishbaugh and Veronica M.  
Kishbaugh/k/a Veronica M. Kishbaugh  
No: 38 of 1992 ED No: 019 of 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,

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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6100

Date: July 15, 1992

To: Mr. Chris Klinger  
Sewer Authority  
344 Market St.,  
Berwick, Pa. 18603

United Penn Bank, now by merger and  
Re: acquisition Mellon Bank, N.A. VS. Craig S. Kishbaugh and Veronica M.  
Kullina w/k/a Veronica M. Kishbaugh  
No: 38 of 1992 ED No: 619 of 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,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

CASHIER'S CHECK

2030341

Craig Kishbaugh

DATE June 16, 1992

60-57  
313

PURCHASER

PAY TO THE  
ORDER OF

Sheriff of Columbia County\*\*

\$ 750.00\*\*

The sum of 750 Dollars 00 Cts

 **United Penn Bank**  
WILKES-BARRE, PA

*Michael L. ...*

⑈ 203034 1⑈ ⑆ 031300575⑆ 100 583 2⑈

SHERIFF'S SALE

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 FORENOON 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