

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6100

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: October 27, 1992

Re: Sheriff's Sale Advertising Dates

Mellon Bank, N.A., t/a vs. Earl E. Yoder, Alfonso P. Korus, and the
United Perm Bank United States of America
No. 47 of 1992 FD No. 530 of 1992 (11)

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week November 26, 1992

2nd week December 3, 1992

3rd week December 10, 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 300
RICHTONSBURG, PA 17019

PHONE
(717) 784-1491

34 LETTER PERMIT
(717) 784-6100

Date: October 24, 1992

To: Earl E. Yoder
Alfonso P. Korus
1626 Fairview Ave.,
Berwick, Pa. 18603

Re: Mellon Bank, N.A. T/A United VS. Earl E. Yoder, Alfonso P. Korus and The
Penn Bank United States of America
No: 47 of 1992 ED No: 530 of 1992 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
HOOVERSBURG, PA 17818

PHONE
(717) 284-1991

TELETYPE
(717) 284-6100

Date: October 24, 1992

To: U.S. OF America
Washington & Linden Sts.
Scranton, Pa. 18501

Re: Mellon Bank, N.A. T/A United vs. Earl E. Yoder, Alfonso P. Korus and The
Penn Bank United States of America
No: 47 of 1992 ED No: 530 of 1992 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
HICCOMBSBURG, PA 17310

PHONE
(717) 784-1401

24 HOUR OFFICE
(717) 784-6100

Date: October 24, 1992

To: U.S. of America
Internal Revenue Service
Philadelphia, Pa. 19255

Re: Mellon Bank, N.A. T/A United vs. Earl E. Yoder, Alfonso P. Korus and The
Penn Bank United States of America
No: 47 of 1992 ED No: 530 of 1992 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
HICOMBSBURG, PA 17018

PHONE
(717) 784-1991

24 HOUR SERVICE
(717) 784-6100

Date: October 24, 1992

To: American Express
P.O. Box 1270
Newark, N.J. 07101

Re: Mellon Bank, N.A. T/A United
Penn Bank

No: 47 of 1992 ED

VS. Earl E. Yoder, Alfonso P. Korus and The
United States of America

No: 530 of 1992 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 17810

PHONE
(717) 784-1111

24 HOUR TELETYPE
(717) 784-6100

Date: October 24, 1992

To: Colonial National Bank
c/o Advanta Mortgage Corp.
10085 Carroll Canyon Road
San Diego, Ca.
No. 1436-1990

Re: Mellon Bank, N.A. T/A United vs. Earl E. Yoder, Alfonso P. Korus and The
Perm Bank United States of America
No: 47 of 1992 LD No: 530 of 1992 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
HARRISBURG, PA 17101

PHONE
(717) 784-1111

24 HOUR SERVICE
(717) 784-6100

Date: October 24, 1992

To: Department of Revenue
Bureau of Compliance, Dept. 8901
Harrisburg, Pa. 17128-0946
No. 604 of 1992

Re: Mellon Bank, N.A. T/A United vs. Earl E. Yoder, Alfonso P. Korus and The
Penn Bank United States of America
No: 47 of 1992 ED No: 530 of 1992 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
HARRISBURG, PA 17101

Phone
(717) 784-1191

24 Hour Office
(717) 784-6100

Date: October 24, 1992

To: Mr. Stephen Brandwene
Deputy Attorney General
Collections Unit
Fourth and Walnut Sts.
Harrisburg, Pa. 17120

Re: Mellon Bank, N.A. T/A United vs. Earl E. Yoder, Alfonso P. Korus and The
Perm Bank United States of America
No: 47 of 1992 ED No: 530 of 1992 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
HARRISBURG, PA 17101A

PHONE
(717) 784-1491

34 HOUR SERVICE
(717) 784-6100

Date: October 24, 1992

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

Re: Mellon Bank, N.A. T/A United vs. Earl E. Yoder, Alfonso P. Korus and The
Perm Bank United States of America
No: 47 of 1992 ED No: 530 of 1992 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 17816

Phone
(717) 284-1494

24 HOUR SERVICE
(717) 284-6100

Date: October 24, 1992

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

Re: Mellon Bank, N.A. T/A United Penn^{VS.} Earl E. Yoder, Alfonso P. Korus and The
Bank United States of America
No: 47 of 1992 EU No: 530 of 1992 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 and List of all recorded lien holders

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1441

TELETYPE
(717) 784-6100

Date: October 24, 1992

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

Re: Mellon Bank, N.A. T/A United vs. Earl E. Yoder, Alfonso P. Korus and The
Penn Bank United States of America
No: 47 of 1992 LD No: 530 of 1992 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
HARRISBURG, PA 17109

PHOTO
(717) 284-1491

24 HOUR SERVICE
(717) 284-6100

Date: October 24, 1992

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

Re: Mellon Bank, N.A. T/A United vs. Earl E. Yoder, Alfonso P. Korus and The
Perm Bank United States of America
No: 47 of 1992 to No: 530 of 1992 JJ

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
HOOVERSBURG, PA 17018

PHONE
(717) 784-1991

TELETYPE
(717) 784-6100

Date: October 24, 1992

To: Borough of Berwick Sewer Authority
344 Market St.
Berwick, Pa. 18603

Re: Mellon Bank,, N.A. T/A United VS. Earl E. Yoder, Alfonso P. Korus and The
Penn Bank United States of American
No: 47 of 1992 ED No: 530 of 1992 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 17810

PHONE
(717) 784-1991

TELETYPE
(717) 784-6100

Date: October 24, 1992

To: Connie E. Gingher
Tax Collector for Borough of Berwick
120 R. E. Third Street
Berwick, Pa. 18603

Re: Mellon Bank, N.A. T/A United VS. Earl E. Yoder, Alfonso P. Korus and the
Penn Bank United States of America
No: 47 of 1992 ED No: 530 of 1992 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: Please forward to the Sheriffs
Office a copy of unpaid Tax's.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

Cashier's Check



Mellon Bank

Mellon Bank N.A.
Wilkes-Barre, PA

Date

September 9, 1992

20586918

60-57/313

Amount

Pay The sum of 750 dol's 00 cts

To the order of Sheriff of Columbia County

\$ 750.00

Remitter Mellon Bank

Memo Yoder/Korus

Authorized
Signature

ORIGINAL

⑈ 20586918 ⑆ 031300575 ⑆ 10058320 ⑆

LIEN CERTIFICATE

DATE 10-28-92

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: Yoder, Earl E. & Korus, Alfonso P.

Former Owner: Horek, John & Julia

Parcel No. 04.4-5-55

Description 1548 Spring Garden Ave.

YEAR	TOTAL
1991	\$792.27
TOTAL	\$792.27

The above figures represent the amount(s) due during the month of Dec/January 1992-93

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

Fee: \$5.00

Ed

3-1-92

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long
Dennis Long
Director

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784 6300

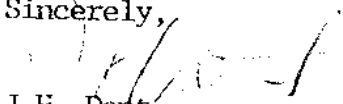
March 1, 1993

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

Dear Sir:

Enclosed is CK#5285 in the amount of \$245.54, which represents payment for the Advertising of the Sheriffs Sale No. 47 of 1992 on Earl Yoder and Alfonso Korus. If you have any questions, please contact us.

Sincerely,


J.H. Dent
Deputy Sheriff

SHERIFF'S SALE - COSTS SHEET

Mellon Bank t/a United Penn Bank

vs. Earl Yoder and Alfonso Korus

NO. 47 of 1992 E.D. NO. 530 of 1992 J.D. DATE OF SALE STAYED

DOCKET & LEVY	\$ <u>14.00</u>
SERVICE	<u>109.00</u>
MAILING	<u>33.00</u>
ADVERTISING, SALE BILLS & NEWSPAPERS	<u>7.00</u>
POSTING HANDBILLS	<u>14.00</u>
MILEAGE	<u>10.00</u>
CRYING/ADJOURN OF SALE	<u>4.00</u>
SHERIFF'S DEED	<u>9.00</u>
DISTRIBUTION	<u>6.00</u>
OTHER <u>23 at \$3.00 copies</u>	<u>69.00</u>

TOTAL \$ 282.67

PRESS-ENTERPRISE, INC.	\$ <u>245.34</u>
HENRIE PRINTING	<u>50.00</u>
SOLICITOR'S SERVICES	

TOTAL \$ 295.34

PROTHONOTARY:	LIENS LIST	\$ <u>X</u>
	DEED NOTARIZATION	
	OTHER	

TOTAL \$ _____

RECORDER OF DEEDS:	COPYWORK	\$ _____
	DEED	
	OTHER	

TOTAL \$ _____

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

TOTAL \$ _____

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

TOTAL \$ _____

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 36.00

MISCELLANEOUS: tax claim \$ 5.00

TOTAL \$ _____

TOTAL COSTS \$ 619.21

Received 140.00
759.21

MELLON BANK, N.A.

Date
FEBRUARY 18, 1993 60-160
0000499- 433
15500328

PAY EXACTLY*****9DOLLARS AND 21CENTS

\$*****9.21

Pay to the
order of

SHERIFF OF COLUMBIA COUNTY
PO BOX 380
BLOOMSBURG PA 17815



Authorized Signature

Mellon Bank, N.A.
Pittsburgh, PA

⑈1276474⑈ ⑆043301601⑆ 900⑈1413⑈

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER
JOSEPH A. QUINN, JR.
ARTHUR L. PICCONE
DAVID W. SABA
JOSEPH A. LACH
RONALD V. SANTORA
TERRENCE J. HERRON
NEIL E. WENNER
JONATHAN A. SPOHRER
JOSEPH E. KLUGER
MICHAEL W. SIMON III
MARK T. PERRY*
FRED T. HOWE
MARGARET M. GAVIN
ROBERT J. POWELL
DAVID J. SELINGO

GEORGE A. SPOHRER
RICHARD M. GOLDBERG
JOSEPH P. MELLODY, JR.
NEIL L. CONWAY
RICHARD S. BISHOP
EUGENE D. SPERAZZA
MARK P. MCNEALIS
WALTER T. GRABOWSKI
MELISSA A. SCARTELLI
SANDRA NAMEY-RICHARDS
SHAWN P. PHILLIPS
PATRICK J. GIBBONS
JAMES T. SHOEMAKER
DONALD C. LIGORIO
JAMES V. PYRAH
KENNETH J. SERAFIN

LAW OFFICES
SUITE SEVEN HUNDRED
MELLON BANK CENTER
8 WEST MARKET STREET
WILKES-BARRE, PA 18701-1867

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

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

January 15, 1993

*MEMBER N.Y. BAR

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

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

Re: Mellon Bank t/a United Penn Bank vs.
Earl Yoder and Alfonso Korus

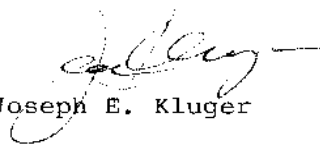
Dear Sheriff:

Please be advised that on behalf of the plaintiff, Mellon Bank, N. A., I wish to stay the rescheduled Sheriff's Sale of January 21, 1993, relative to the above-referenced matter. Please note that the Bank has received a check in the amount of \$7,000.00 as partial payment on the loan for which the Bank agreed to stay the proceedings.

Please forward to me your bill for costs expended, together with any poundage which may be due and owing.

Sincerely,

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


Joseph E. Kluger

JEK/po

cc: R. G. Rohrbach, Jr., VP
Franklin E. Kepner, Jr., Esquire

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

RECEIVED
01/21/93 9:5622

24 HOUR PHONE
(717) 784-6300

January 21, 1993

Mr. Joseph E. Kluger, Esquire
Suite Seven Hundred
Mellon Bank Center
8 West Market Street
Wilkes-Barre, Pa. 18701-1867

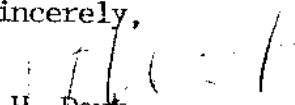
Dear Mr. Kluger:

Enclosed is a copy of the Sheriffs Cost Sheet for the Writ of Execution Mortgage Foreclosure No. 47 of 1992 E.D., Mellon Bank t/a United Penn Bank Vs Earl Yoder and Alfonso Korus. As you can see, the Sheriffs cost went over the advanced Sheriffs Cost of \$750.00 by \$9.21. If your office could forward the remaining Sheriffs Cost owed, it would be greatly appreciated.

As of this date, the Sheriffs Office is not taking any further action in this matter and closing our files upon the payment of the remaining Sheriffs Cost.

If you have any questions, please contact us.

Sincerely,


J.H. Dent
Deputy Sheriff

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
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MELISSA A. SCARTELLI
SANDRA NAMEY-RICHARDS
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RONALD V. SANTORA
TERRENCE J. HERRON
NEIL E. WENNER
WALTER T. GRABOWSKI
JOSEPH E. KLUGER
MICHAEL W. SIMON III
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

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

*MEMBER N.Y. BAR

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

December 28, 1992

Sheriff's Office of
Columbia County
Columbia County Courthouse
Bloomsburg, PA 17815

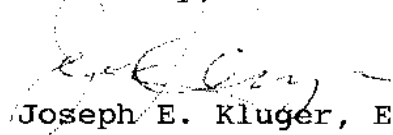
**RE: MELLON BANK, N.A. t/a UNITED PENN BANK vs
EARL E. YODER and ALPHONSO KORUS IN THE
UNITED STATES OF AMERICA
NO. 530-1992 J.D. No. 47-1992 E.D.**

Dear Sheriff:

It is my understanding that my client, Mellon Bank, N.A. has recently contacted you relative to the temporary continuance of the Sheriff's Sale which was scheduled for December 17, 1992 at 10:00 am. I would appreciate you advising me at your earliest possible convenience as to whether a new sale date has been scheduled or whether it is my obligation to contact you to set up a time and date convenient with your office.

I would appreciate you contacting either Patricia Osisek or me at 826-2710 to discuss this matter.

Sincerely,


Joseph E. Kluger, Esquire

JEK:mh
cc: Patricia Osisek

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 30, 1992

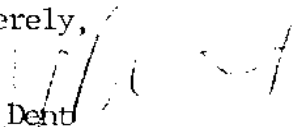
Hourigan, Kluger, Spohrer & Quinn
Suite Seven Hundred
United Penn Bank Building
Wilkes-Barre, Pa. 18701-1867

Dear Sir:

In reference to your letter dated December 28, 1992, asking about the new Sale date for the Execution Mortgage Foreclosure, Mellon Bank, N.A. t/a United Penn Bank Vs Earl E. Yoder and Alphonso Korus in the United States of America, the re-scheduled SALE DATE is JANUARY 21, 1993 at 10:00 A.M.

If you have any further questions, please contact us.

Sincerely,


J.H. Dent
Deputy Sheriff

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

_____ VS _____

NO. _____ E.D. NO. _____ J.D.

DATE OF SALE: _____

BID PRICE (INCLUDES COSTS)	\$	_____
POUNDAGE 2% BID PRICE	\$	_____
TRANSFER TAX 2% BID PRICE	\$	_____
MISC. COSTS	\$	_____
TOTAL NEEDED TO PURCHASE	\$	_____

PURCHASER(S) : _____

ADDRESS : _____

NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : _____

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$	_____
LESS DEPOSIT	\$	_____
DOWN PAYMENT	\$	_____
AMOUNT DUE IN EIGHT DAYS	\$	_____

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS:

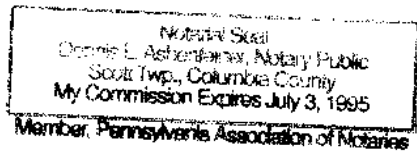
Lorraine Kreischer, Publisher's Assistant, being duly sworn according to law deposes and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 November 26, December 3, 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.

Lorraine M. Kreischer

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

[Signature]
(Notary Public)

My Commission Expires



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.

.....

the date of delivery. For additional services, the following services are available. Without postmaster fees and check boxes for additional services requested.

1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery (Extra charge) 4.

PS Form 3811, Apr. 1989 * U.S.G.P.O. 1989-238-815

3. Article Addressed to:
Press Enterprise
P.O. Box 745
Bloomsburg, Pa. 17815

4. Article Number
P 617 182 830

Type of Service:
 Registered
 Certified
 Express Mail
 Insured
 COD
 Return Receipt for Merchandise

5. Signature - Addressee
[Signature]

6. Signature - Agent
[Signature]

7. Date of Delivery
OCT 29 1992

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3. Article Addressed to:
Mr. Stephen Brandwene
Deputy Attorney General
Collections Unit
Fourth and Walnut Sts.
Harrisburg, Pa. 17120

4. Article Number
P 617 182 822

Type of Service:
 Registered
 Certified
 Express Mail
 Insured
 COD
 Return Receipt for Merchandise

5. Signature - Addressee
[Signature]

6. Signature - Agent
[Signature]

7. Date of Delivery
OCT 29 1992

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PS Form 3811, Apr. 1989 * U.S.G.P.O. 1989-238-815

3. Article Addressed to:
U. S. of America
Internal Revenue Service
Philadelphia, Pa. 19255

4. Article Number
P 617 182 818

Type of Service:
 Registered
 Certified
 Express Mail
 Insured
 COD
 Return Receipt for Merchandise

5. Signature - Addressee
[Signature]

6. Signature - Agent
[Signature]

7. Date of Delivery
OCT 29 1992

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PS Form 3811, Apr. 1989 * U.S.G.P.O. 1989-238-815

3. Article Addressed to:
Connie K. Gingham
Tax Collector, Borough of Berwick
120 R. E. Third St.,
Berwick, Pa. 18603

4. Article Number
P 617 182 829

Type of Service:
 Registered
 Certified
 Express Mail
 Insured
 COD
 Return Receipt for Merchandise

5. Signature - Addressee
[Signature]

6. Signature - Agent
[Signature]

7. Date of Delivery
OCT 29 1992

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

4. Article Number
P 617 182 823

Type of Service:
 Registered
 Certified
 Express Mail
 Insured
 COD
 Return Receipt for Merchandise

5. Signature - Addressee
[Signature]

6. Signature - Agent
[Signature]

7. Date of Delivery
OCT 29 1992

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the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for additional services requested.

1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery (Extra charge)

3. Article Addressed to:
 American Express
 P.O. Box 1270
 Newark, N.J. 07101
 No. 1462-1991

4. Article Number
 P 617 182 819

Type of Service:
 Registered
 Certified
 Express Mail
 Insured
 COD
 Return Receipt for Merchandise

5. Signature - Addressee

6. Signature - Agent

7. Date of Delivery
 OCT 29 1992

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815

the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for additional services requested.

1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery (Extra charge)

3. Article Addressed to:
 Department of Revenue
 Bureau of Compliance, Dept. 8901
 Harrisburg, Pa. 17128-0946
 No. 604 of 1992

4. Article Number
 P 617 182 821

Type of Service:
 Registered
 Certified
 Express Mail
 Insured
 COD
 Return Receipt for Merchandise

5. Signature - Addressee

6. Signature - Agent

7. Date of Delivery
 OCT 29 1992

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PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815

3. Article Addressed to:
 Colonial National Bank
 c/o Advanta Mortgage Corp.
 10085 Carroll Canyon Road
 San Diego, Ca.
 No. 1436 of 1990

4. Article Number
 P 617 182 820

Type of Service:
 Registered
 Certified
 Express Mail
 Insured
 COD
 Return Receipt for Merchandise

5. Signature - Addressee

6. Signature - Agent

7. Date of Delivery
 OCT 29 1992

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815

3. Article Addressed to:
 Earl E. Yoder
 Alfonso P. Korus
 1626 Fairview Ave
 Berwick, Pa. 18603

4. Article Number
 P 617 182 816

Type of Service:
 Registered
 Certified
 Express Mail
 Insured
 COD
 Return Receipt for Merchandise

5. Signature - Addressee

6. Signature - Agent

7. Date of Delivery
 OCT 29 1992

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815

3. Article Addressed to:
 Borough of Berwick Sewer Authority
 374 Market St.,
 Berwick, Pa. 18603

4. Article Number
 P 617 182 827

Type of Service:
 Registered
 Certified
 Express Mail
 Insured
 COD
 Return Receipt for Merchandise

5. Signature - Addressee

6. Signature - Agent

7. Date of Delivery
 OCT 28 1992

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815

<p>SENDER: Complete items 1 and 2 when additional services are desired and complete items 3 and 4.</p> <p>Put your address in the "TURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for additional service(s) requested.</p> <p>1. <input type="checkbox"/> Show to whom delivered, date, and addressee's address. 2. <input type="checkbox"/> Restricted Delivery (Extra charge)</p>	<p>3. Article Addressed to:</p> <p>Small Business Administration 20 N. Pennsylvania Ave., Room 2327 Wilkes-Barre, Pa. 18701</p>	<p>4. Article Number</p> <p>P 617 182 825</p> <p>Type of Service:</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured</p> <p><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD</p> <p><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</p> <p>Always obtain signature of addressee or agent and DATE DELIVERED.</p>
<p>5. Signature - Addressee</p> <p>X</p>	<p>6. Signature - Agent</p> <p>X <i>Bill Dreyfus</i></p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>7. Date of Delivery</p> <p>OCT 17 1989</p>	<p>PS Form 3811, Apr. 1989 * U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT</p>	

<p>SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.</p> <p>Put your address in the "TURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for additional service(s) requested.</p> <p>1. <input type="checkbox"/> Show to whom delivered, date, and addressee's address. 2. <input type="checkbox"/> Restricted Delivery (Extra charge)</p>	<p>3. Article Addressed to:</p> <p>IRS P.O. Box 12050 Philadelphia, Pa. 19106 Attention: Special Procedures Function 8</p>	<p>4. Article Number</p> <p>P 617 182 824</p> <p>Type of Service:</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured</p> <p><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD</p> <p><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</p> <p>Always obtain signature of addressee or agent and DATE DELIVERED.</p>
<p>5. Signature - Addressee</p> <p>X</p>	<p>6. Signature - Agent</p> <p>X</p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>7. Date of Delivery</p>	<p>PS Form 3811, Apr. 1989 * U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT</p>	



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA. 17128-0946

**PRIORITY CLAIM
FOR
SHERIFFS SALE**
Please Print or Type

EX	ION NUMBER	47 of 1992
	DATE OF SALE	12-17-92
	AMOUNT	\$246.85

MR HARRY A ROADARMEL JR
SHERIFF OF COLUMBIA COUNTY
BOX 380
BLOOMSBURG PA 17815

CORPORATION TAX FILE (BOX) NUMBER
EMPLOYER EIN
SALES TAX LICENSE NUMBER
SOCIAL SECURITY NUMBER
174-38-5642

DEFENDANT Earl E. Yoder and Alfonso P. Korus

This notice is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes.

The PA Department of Revenue requests priority in the distribution of any judicial sales proceeds (in accordance with the provisions of the Tax Reform Code of 1971, 72 P.S. §7101, et seq). Tax liens were filed with the Prothonotary of Columbia County.

- Sales and Use Tax or
- Employer Withholding Tax
- Pennsylvania Personal Income Tax

The PA Department of Revenue requests a preference in the distribution of sales proceeds (in accordance with the provisions of Section 1401 of the Fiscal Code, 72 P.S. §1401, as amended.) This shall serve as notice in accordance with the provisions of Section 1402 of the Fiscal Code, 72 P.S. §1402, as amended.

- Corporation Taxes

STATEMENT OF ACCOUNT

TYPE OF TAX	SETTLEMENT OR LIEN DATE	LIEN NUMBER OR FILING PERIOD	AMOUNT OR BALANCE
AN	01-17-92	008852	\$246.85

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity. (Corporate taxes are a first lien from the date of settlement, 72 P.S. §1401, as amended.)

WITNESS my hand and the seal of the Department of Revenue this 13th day of November, 19 92.

DIRECTOR, BUREAU OF COMPLIANCE
Maureen M. Hachendoxer
SECRETARY OF REVENUE
Eileen H. McNulty



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946

**PRIORITY CLAIM
FOR
SHERIFFS SALE**

Please Print or Type

EX	ION NUMBER	47 of 1992
DATE OF SALE		12-17-92
AMOUNT		\$7,195.52

MR HARRY A ROADARMEL JR
SHERIFF OF COLUMBIA COUNTY
BOX 380
BLOOMSBURG PA 17815

CORPORATION TAX FILE (BOX) NUMBER
EMPLOYER EIN
SALES TAX LICENSE NUMBER 19078052
SOCIAL SECURITY NUMBER

DEFENDANT Earl E. Yoder and Alfonso P. Korus

This notice is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes.

The PA Department of Revenue requests priority in the distribution of any judicial sales proceeds (in accordance with the provisions of the Tax Reform Code of 1971, 72 P.S. §7101, et seq). Tax liens were filed with the Prothonotary of Columbia County.

- Sales and Use Tax or
 Employer Withholding Tax
 Pennsylvania Personal Income Tax

The PA Department of Revenue requests a preference in the distribution of sales proceeds (in accordance with the provisions of Section 1401 of the Fiscal Code, 72 P.S. §1401, as amended.) This shall serve as notice in accordance with the provisions of Section 1402 of the Fiscal Code, 72 P.S. §1402, as amended.

- Corporation Taxes

STATEMENT OF ACCOUNT

TYPE OF TAX	SETTLEMENT OR LIEN DATE	LIEN NUMBER OR FILING PERIOD	AMOUNT OR BALANCE
S & U	04-29-92	604-1992	\$6,319.68
S & U	09-30-91	1352-91	875.84

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity. (Corporate taxes are a first lien from the date of settlement, 72 P.S. §1401, as amended.)

WITNESS my hand and the seal of the Department of

DIRECTOR BUREAU OF COMPLIANCE

Maureen M. Hochendoxer
SECRETARY OF REVENUE

Revenue this 13th day of November, 19 92

Eileen H. McNulty



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF REVENUE
 BUREAU OF COMPLIANCE
 DEPT. 280946
 HARRISBURG, PA 17128-0946

**PRIORITY CLAIM
 FOR
 SHERIFFS SALE**
 Please Print or Type

EXEMPTION NUMBER	47 of 1992
DATE OF SALE	12-17-92
AMOUNT	\$338.15

MR HARRY A ROADARMEL JR
 SHERIFF OF COLUMBIA COUNTY
 BOX 380
 BLOOMSBURG PA 17815

CORPORATION TAX FILE (BOX) NUMBER	
EMPLOYER EIN	
SALES TAX LICENSE NUMBER	
SOCIAL SECURITY NUMBER	172-34-4561

DEFENDANT Earl E. Yoder and Alfonso P. Korus

This notice is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes.

The PA Department of Revenue requests priority in the distribution of any judicial sales proceeds (in accordance with the provisions of the Tax Reform Code of 1971, 72 P.S. §7101, **et seq**). Tax liens were filed with the Prothonotary of Columbia County.

- Sales and Use Tax or
- Employer Withholding Tax
- Pennsylvania Personal Income Tax

The PA Department of Revenue requests a preference in the distribution of sales proceeds (in accordance with the provisions of Section 1401 of the Fiscal Code, 72 P.S. §1401, as amended.) This shall serve as notice in accordance with the provisions of Section 1402 of the Fiscal Code, 72 P.S. §1402, as amended.

- Corporation Taxes

STATEMENT OF ACCOUNT

TYPE OF TAX	SETTLEMENT OR LIEN DATE	LIEN NUMBER OR FILING PERIOD	AMOUNT OR BALANCE
AN	01-17-92	008845	\$338.15

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity. (Corporate taxes are a first lien from the date of settlement, 72 P.S. §1401, as amended.)

WITNESS my hand and the seal of the Department of Revenue this 13th day of November, 19 92.

DIRECTOR, BUREAU OF COMPLIANCE
Hawson M. Hachenboxer
 SECRETARY OF REVENUE
 Eileen H. McNulty

HARRY A. ROADARMEI, JR.



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

1992
01/13/92

21 NOV 1992
07:21:01 AM

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

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

VS. 47 of 1992 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Friday November 13, 1992 POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Earl E. Yoder and Alfonso P. Korus and The United States of America
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF J.H. Dent

Note: Dep. Dent also posted a copy of the
Sale bill within the Sheriffs Office
and Lobby of the Court House.

SO ANSWERS}

J.H. Dent
J.H. Dent

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEI, JR.

SWORN AND SUBSCRIBED BEFORE ME

THIS 13th

DAY OF November 1992

James P. Kline

JAMES B. KLINE, PROTHONOTARY OF
COLUMBIA COUNTY

PROTHONOTARY OF CIVIL COURTS
MY COMM. EX. 127 EXPIRES JAN. 1993

Complaint in Mortgage Foreclosure on Thursday, December 17, 1992, at 10:00 a.m. eastern time, in the Columbia County Courthouse, Wilkes-Barre, Pennsylvania.

The individual submitting this Notice is Joseph E. Kluger, Esquire, Hourigan, Kluger, Spohrer & Quinn, P. C., 700 United Penn Bank Building, Wilkes-Barre, Pennsylvania, 18701, attorneys for the execution creditor, United Penn Bank, 8 West Market Street, Wilkes-Barre, Pennsylvania, 18701.

The United States Government has filed against the Debtor, Alfonso P. Korus, a tax lien entered in the Office of the Prothonotary of Columbia County, on January 29, 1990,, to No. 117-1990, against Alfonso P. Korus, in the amount of \$1,419.06, see Exhibit "A" attached hereto.

The property to be exposed to Sheriff's Sale is a one (1) story commercial complex. A copy of the Sheriff's Sale Description is attached hereto, marked Exhibit "B" and incorporated herein by reference. The description contains the legal description of the property and indicates that the date of sale is December 17, 1992. Also attached hereto, marked Exhibit "C" is a copy of the Writ of Execution in this matter.

The sale, as indicated above, will take place on December 17, 1992, at 10:00 a.m., eastern time, in the Columbia County Courthouse, Bloomsburg, Pennsylvania, and the property shall be sold by public sale, to the highest and best bidders, for cash.

The approximated amount of principal, interest, costs and attorney's commission is \$63,735.63. The costs incurred in the prosecution of the mortgage