BY VIRTUE OF A WRIT OF EXECUTION NO. 37 OF 1993 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 SHER1FF'S OFFICE. COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, COLUMBIA COUNTY,

CONTINUED TO OCTOBER 28, 1993 THURSDAY AT 10:30 A.M.

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

TRACT NO. 3

ALL THAT CERTAIN piece, parcel and tract of land located in Orange Township, Columbia County, Pennsylvania, more specifically described as follows:

BEGINNING at an iron pin common corner of lands of Ronald W. and Janet H. Hunter, lands of David A. and Cynthia Lauer, Tract No. Two, and lands herein described; then by Tract No. Two south 59 degrees 05 minutes seconds west 173.93 feet to an iron pin; then by the same north 54 degrees 20 minutes 54 seconds west 220.92 feet to an iron pin; then by lands of Delmar Zeisloft et. al. north 46 degrees 42 minutes 42 seconds east 91.06 feet to an iron pin; then by lands of David A. and Cynthia Lauer south 68 degrees 47 minutes 18 seconds east 281.54 feet to the place of beginning containing 0.670 acres of land and designated as Tract No. 3 on a draft of survey prepared by L. Wayne Laidacker, P.L.S., dated October 26, 1990.

SEIZED, taken in execution and to be sold as the property of Richard E. Strouse and Joyce A. Strouse.

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

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

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

HARRY A. ROADARMEL, Jr. Sheriff of Columbia County

Mr. Jeffrey S. Newman, Esquire Attorney for Plaintiff

Lanauxe M. Kluckei

Sworn and subscribed to before me this . 2 day of . ALL. 1993...

(Notary Rublic)

My Commission Expires

Notarial Sea

Dennis L Ashonisider, Notary Fublic
Scott Twp., Columbia County
My Commission Expires July 3, 1995

Member, Pannsylvania Association of Notarias

HARRY A. ROADARMEL, IR.



SHERILF OF COLUMBIA COUNTY COURT HOUSE . P. O. BOX 380 BLOOMSBURG, PA 47615

PERMIT (717) 784-1991 74 feefel bereite £2171 783 6 100

Date:	June	3.	1993
vale.	C CILIC	·	エノンフ

10: Mr. Robert Edwards Orange Township Tax Collector Orangeville, Pa.17859

Re: First Eastern Bank, N.A. VS. Richard E. Strouse and Joyce A. Strouse No! 37 of 1993 FD No: 240 of 1993 df,

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

Note: Please forward any and all unpaid Tax's to the Sheriffs Office. If there is a Sale, we will probably be able to collect them.

Respectfully,

Harry A. Roadarmel, Jr. Sheriff of Columbia County

HARRY A. ROADARMEI, JR.



ने भारत है। स्टब्स्ट केर्न केर्न stilliteles (36 CT)LUMBIA (C)LISTAY coloris flestish - 6, tj. ness 300 necicistishting, 64 (2014

ATTOMOREGIES CO.

Mr. Jeffrey S. Newman, Esquire Nogi, Appleton, Weinberger & Wren 415 Wyoming Avenue Scranton, Pennsylvania 18503

THE THE COURT OF COMMON PLEAS
OF COLUMNIA COUNTY; COMMONNIA THE
OF PINNA.

VS. 37 of 1993 E.D.

WRITE OF EXECUTION (MORTGAGE FORECLOSUME)

Positing of Property

Friday July 2, 1993

- POSTED A CORY OF THE SHERFER'S SALE BILL

UN THE PROPERTY OF Richard E. Strouse and Joyce A. Strouse

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

. •

SHERRIFF J.H. Dent

Note: A copy of the Sale bill was also posted within the Sheriffs Office and Lobby of the Court House.

SO ANSWERS:

-DEPUTY SUERTER

SHERTER, HARRY A. ROADARMY, Jun.

SMORN AND SUBSCRIBED BEFORE HE

11115 2~1

COLUMBIA COUNTY

bay of

1993

TAME B. KEINE, PROTHOHOTARY OF

PROTH, & CLR. OF SEV. COURTS MY COMM. EX. 1st MON. JAN, 1996

COLUMBIA COUNTY SHERIFF DEPT. HARRY A. ROADARMEL JR., SHERIFF

60-1476/313 June 7 . 19 93

PAY TO THE ORDER OF Honorable Frank Jagodinski, Sheriff of Luzerne County

i \$ 28.00

Twenty-eight-----DOLLARS



VOID AFTER 60 DAYS

FOR Service of Mortgage Foreclosure on Strouse's

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 FAX (717) 784-0257

First Eastern Bank, N.A. PLAINTIFE	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
vs.	No. 240 CD Term, 19 <u>93</u>
Richard E. Strouse and Joyce A. Strouse	WRIT Mortgage Foreclosure
DEFENDANT	,
NOW, Monday June 7,	19 93 , I, Harry A. Roadarmel, Jr.
High Sheriff of Columbia County, Pennsylvania, do here Honorable Frank Jagodinski	eby deputize the Sheriff of LUZERNE COUNTY
County, Pennsylvania, to execute this Writ. This deputat	tion being made at the request and risk of the Plaintiff.
Defendants alleged address is 2 Sonny Road, Berw	ick,Pa. 18603
Enclosed is CK#5743 advance cost in the amount of \$28.00	Sheriff, Columbia County, Pennsylvania
NOW, 19, at _	upon
	by handing to
	a true and attested copy of the wn to the contents thereof.
Sworn and Subscribed before me	So Answers,
day of 19	Sheriff
Notary Public	BY:
	•
	19,, See return endorsed hereon by Sheriff of County, Pennsylvania, and made a part of this return
	So Answers,
	Sheritf
	Deputy Sheriff

FIRST EASTERN BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff : OF COLUMBIA COUNTY

VS. : CIVIL ACTION - LAW

A. STROUSE. I WITH # 37 of 93

Defendants : NO. 240 - CIV - 1993

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF COLUMBIA :

To satisfy the judgment, interest and costs for the Defendants in the above matter, you are directed to levy upon and sell the following described properties of the Defendants.

SEE ATTACHED EXHIBIT "A".

Defendants' address is R.R. #2, Box 72, Orangeville.

Township of Orange, Columbia County, Pennsylvania, with Tax Parcel Number 27-03-21.

Principal - \$101,227.83
Interest through 12/14/92 - \$ 8,584.24
Late Charges - \$ 263.54
Attorney's Fees - \$ 15,184.17
Costs (to be determined)

TOTAL - \$125,259.78

Together with costs, and interest from December 15, 1992 at the per diem rate of \$27.4159.

PROTHONOTARY OF COLUMBIA COUNTY

BY: antil BRIDGE

DEPUTY

Proth. \$55.50 pd Judgment \$9.00 pd

Writ \$15.00 pd Satisfaction \$5.00

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FIRST EASTERN BANK, N.A., IN THE COURT OF COMMON PLEAS

Plaintiff : OF COLUMBIA COUNTY

VS. : CIVIL ACTION - LAW

RICHARD E. STROUSE and JOYCE : A. STROUSE. :

Defendants : NO. 240 - CIV - 1993

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: RICHARD E. STROUSE and JOYCE A. STROUSE

Your property located at R.R. #2, Box 72, Orangeville, Township of Orange, County of Columbia and State of Pennsylvania, is scheduled to be sold at Sheriff's Sale on $\frac{1}{12}$ U($\frac{1}{12}$ Columbia Courthouse, Bloomsburg, PA., to enforce the Court Judgment of \$125,259.78, together with costs, and interest from December 15, 1992 at the per diem rate of \$27,4159 obtained by the judgment creditor against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's sale, you must take <u>Immediate</u> action:

1. The sale will be cancelled if you pay to the Sheriff's office the amount of the judgment plus interest, late charges, all costs and attorney's fees due. To find out how much

you must pay you may call the Columbia County Sheriff's Office.

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. (See notice below to find out how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES 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 the Sheriff of Columbia County, at (717) 389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compare 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 the Sheriff of Columbia County at (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.

which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. 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 after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

LEGAL AID & DEFENDER ASSOCIATION R.D. #4
BLOOMSBURG, PENNSYLVANIA 17815
TELEPHONE: (717) 424-5100

by on the back if space 1! Addressee's Addressee we below the article number. 2 Restricted Delivery Consult postmaster for fee. 37	Collector 4b. Service Type Registered Insured 1con Express Mail Return Receipt for 7. Date of Delivery	8. Addressee's Address (Only if requested and fee is paid)	P.O. 1992-307-530 DOMESTIC RETURN RECEIPT	O. Agenti	article number d and the date 2. Restricted Delivery Consult postmaster for fee. 37 4a. Article Number P 215 352 131 4b. Service Type Registered Insured COD Receipt for Merchandise 7. Date of Delivery Receipt for Merchandise 8. Addressee's Address (Only if requested and fee is paid)
• Attach this form to the front of the mailpiece, of does not permit. • Write "Return Receipt Requested" on the mailpiece of the Return Receipt will show to whom the article delivered. 3. Article Addressed to:	eceipt for \$\frac{\psi}{\psi}\$ Orange Township Tax Collaboration \$\frac{\psi}{\psi}\$ Orangeville, Pa. 17859	requested K 5. Signature (Addressee) The E 6. Signature (Addressee)	PS Form 3811, December 1991 U.S.G.	SENDER: • Complete items 1 and/or 2 • Complete items 3, and 4; • Print your name and address on the reverse of this form so the return this card to you. • Attach this form to the front of the mailpiece, or on the back does not permit. • Write "Return Receipt Requested" on the mailpiece below the art. • The Return Receipt will show to whom the article was delivered adelivered.	if space 1. □ Addressee's Address
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THURSDAY AUGUST 5, 1993 10:30 A.M.

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HARRY A. ROADARMEL, Jr. Sheriff of Columbia County

Mr. Jeffrey S. Newman, Esquire Attorney for Plaintiff FIRST EASTERN BANK, N.A., IN THE COURT OF COMMON PLEAS

Plaintiff : OF COLUMBIA COUNTY

VS. : CIVIL ACTION - LAW

A. STROUSE, i writ #37 of 93

Defendants : NO. 240 - CIV - 1993

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TOTAL - \$125,259.78

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PROTHONOTARY OF COLUMBIA COUNTY

DATE: May 17, 1993

BY: Annule B Rivere

DEPUTY

Proth. * 55.50 pd Judgment # 9.00 pd

Writ # 15.00 pd Satisfy # 5.00

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TRACT NO. 3

ALL THAT CERTAIN piece, parcel and tract of land located in Orange Township, Columbia County, Pennsylvania, more specifically described as follows:

BEGINNING at an iron pin common corner of lands of Ronald W. and Janet H. Hunter, lands of David A. and Cynthia Lauer, Tract No. Two, and lands herein described; then by Tract No. Two south 59 degrees Ø5 minutes seconds west 173.93 feet to an iron pin; then by the same north 54 degrees 20 minutes 54 seconds west 220.92 feet to an iron pin; then by lands of Delmar Zeisloft et. al. north 46 degrees 42 minutes 42 seconds east 91.06 feet to an iron pin; then by lands of David A. and Cynthia Lauer south 68 degrees 47 minutes 18 seconds east 281.54 feet to the place of beginning containing Ø.670 acres of land and designated as Tract No. 3 on a draft of survey prepared by L. Wayne Laldacker, P.L.S., dated October 26, 1990.

FIRST EASTERN BANK, N.A., IN THE COURT OF COMMON PLEAS

Plaintiff : OF COLUMBIA COUNTY

VS. : CIVIL ACTION - LAW

RICHARD E. STROUSE and JOYCE : A. STROUSE, :

Defendants : NO. 24Ø - CIV - 1993

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: RICHARD E. STROUSE and JOYCE A. STROUSE

Your property located at R.R. #2, Box 72, Orangeville, Township of Orange, County of Columbia and State of Pennsylvania, is scheduled to be sold at Sheriff's Sale on Pulation of 1993, at 10, 30 A.M., in the Columbia Courthouse, Bloomsburg, PA., to enforce the Court Judgment of \$125,259.78, together with costs, and interest from December 15, 1992 at the per diem rate of \$27.4159 obtained by the judgment creditor against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's sale, you must take <u>immediate</u> <u>action</u>:

1. The sale will be cancelled if you pay to the Sheriff's office the amount of the judgment plus interest, late charges, all costs and attorney's fees due. To find out how much

you must pay you may call the Columbia County Sheriff's Office.

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. (See notice below to find out how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES 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 the Sheriff of Columbia County, at (717) 389-5622.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compare 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 the Sheriff of Columbia County at (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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. 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 after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

LEGAL AID & DEFENDER ASSOCIATION R.D. #4
BLOOMSBURG, PENNSYLVANIA 17815
TELEPHONE: (717) 424-5100

BY VIRTUE OF A WRIT OF EXECUTION NO. 37 OF 1993 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.

THURSDAY AUGUST 5, 1993 10:30 A.M.

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

TRACT NO. 3

ALL THAT CERTAIN piece, parcel and tract of land located in Orange Township, Columbia County, Pennsylvania, more specifically described as follows:

BECINNING at an iron pin common corner of lands of Ronald W. and Janet H. Hunter, lands of David A. and Cynthia Lauer, Tract No. Two, and lands herein described; then by Tract No. Two south 59 degrees 05 minutes seconds west 173.93 feet to an iron pin; then by the same north 54 degrees 20 minutes 54 seconds west 220.92 feet to an iron pin; then by lands of Delmar Zeisloft et. al. north 46 degrees 42 minutes 42 seconds east 91.06 feet to an iron pin; then by lands of David A. and Cynthia Lauer south 68 degrees 47 minutes 18 seconds east 281.54 feet to the place of beginning containing 0.670 acres of land and designated as Tract No. 3 on a draft of survey prepared by L. Wayne Laidacker, P.L.S., dated October 26, 1990.

SEIZED, taken in execution and to be sold as the property of Richard E. Strouse and Joyce A. Strouse.

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

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

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

HARRY A. ROADARMEL, Jr. Sheriff of Columbia County

Mr. Jeffrey S. Newman, Esquire Attorney for Plaintiff

LIEN CERTIFICATE

10211 1 L	DATE	6/11/93
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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, 1992,

in Orange Township are as follows:

Owner or Reputed Owner: Strouse, Richard E. & Joyce A. (2/91)

Former Owner: ----
Parcel No. 27-3-21-1

Description .67 Ac.

YEAR	TOTAL
1992	\$ 291,40
	1/20/20/20/20/20/20/20/20/20/20/20/20/20/
TOTAL	\$ 291.40

Requested by: Harry A. Raodarmel, Jr. Sheriff
Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

Domis Long Director

ATTORNEYS AT LAW

415 WYOMING AVENUE

JACOB I. NOGI JOHN H. APPLETON JERRY J. WEINBERGER MYLES R. WREN* SCRANTON, PENNSYLVANIA 18503

TELEPHONE 717-963-8880
TELECOPIER 717-963-9372

MORRIS I. RAUB**
DOUGLAS P. THOMAS
JEFFREY S. NEWMAN
MICHELLE MELE THOMAN
JAY A. MARTILLOTTI
DAVID M. GREGORY†
JOHN J. SMALANSKAS

DONALD J. FENDRICK GEORGE E. CLARK, JR. COUNSEL TO THE FIRM

CLARKS GREEN OFFICE: 112 N. ABINGTON ROAD CLARKS GREEN, PA 18411

TELEPHONE 717-586-0358

June 8, 1993

*ALSO MEMBER OF NEW YORK BAR

**ALSO MEMBER OF NEW JERSEY BAR

TMEMBER OF FLORIDA BAR ONLY

Sheriff of Columbia County P.O. Box 38Ø Bloomsburg, PA 17815 Attn: Deputy Dent

RE: First Eastern Bank, N.A. VS: Strouse, et al Our File No. 23236

Dear Deputy Dent:

Enclosed please find an Affidavit, Certificate of Mailings and a Letter to Creditors in the above captioned matter. Please file of record.

If you have any questions or comments, please do not hesitate to contact me.

Very truly yours,

NOGI, APPLETON, WEINBERGER & WREN, P.C.

ARLENE JACOBS, PARALEGAL

AJ/Ip Enclosure FIRST EASTERN BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff : OF COLUMBIA COUNTY

VS. : CIVIL ACTION - LAW

RICHARD E. STROUSE and JOYCE : A. STROUSE, :

Defendants : NO. 240 - CIV - 1993

<u>AFFIDAVIT</u>

COMMONWEALTH OF PENNSYLVANIA :

: SS

COUNTY OF LACKAWANNA

THIS IS TO CERTIFY that I mailed to the Creditors the attached letter, notifying them of the time and place of the mortgage foreclosure sale, by placing same in the United States Mail, postage prepaid, on the 8th day of June, 1993. United States Postal Service, Certificate of Mailings are attached as proof of mailing to each of the creditors.

NOGI, APPLETON, WEINBERGER & WREN, P.C.

ARLENE JACOBS, PARALEGAL

Sworn to and subscribed before me this ______, day of _______, 1993

Linda Paone NOTARY PUBLIC

NOTARIAL SEAL LINDA PAONE, NOTARY PUBLIC SCRANTON, LACKAWANNA COUNTY MY COMMISSION EXPIRES DEC. 16, 1996



ATTORNEYS AT LAW

415 WYOMING AVENUE SCRANTON, PENNSYLVANIA 18503

JACOB I. NOGL JOHN H. APPLETON JERRY J. WEINBERGER

TELEPHONE 717-963-8880

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MYLES R. WREN*

MORRIS L RAUB**

TELECOPIER 717-963-9372

CLARKS GREEN OFFICE: 112 N. ABINGTON ROAD CLARKS GREEN, PA 18411

DOUGLAS P. THOMAS JEFFREY S. NEWMAN MICHELLE MELE THOMAN JAY A. MARTILLOTTI DAVID M. GREGORY1 JOHN J. SMALANSKAS

June 3, 1993

TELEPHONE 717-586-0358

*ALSO MEMBER OF NEW YORK BAR ""ALSO MEMBER OF NEW JERSEY BAR MEMBER OF FLORIDA BAR ONLY

> INTERNAL REVENUE SERVICE Department of the Treasury P.O. Box 12051 Philadelphia, Pennsylvania 19105

RE: FIRST EASTERN BANK, N.A. VS: RICHARD E. STROUSE and JOYCE A. STROUSE NO. 24Ø - CIV - 1993 Our File No. 23236

Dear Sir or Madam:

Please be advised that FIRST EASTERN BANK, N.A., filed a Judgment against Richard E. Strouse and Joyce A. Strouse. That Judgment is in default and has been reduced to a Judgment Foreclosure. We are in the process of foreclosing on that Judgment and the property, subject to that Judgment, which is located in Orangeville, Township of Orange, Columbia County and State of Pennsylvania.

Please be advised that in reviewing our search, we have found that a Judgment exist in favor of yourself. ! have attached a copy of my search for your records identifying the date and place of the Notice of Lien. The same of which was filed in Bloomsburg, Pennsylvania.

I have enclosed a copy of the description of the real property, along with a copy of our Judgment dated the 3rd day of February, 1993.

The sale will be a public sale by the Sheriff's office of

ATTORNEYS AT LAW

415 WYOMING AVENUE

JACOB I. NOGI JOHN H. APPLETON JERRY J. WEINBERGER MYLES R. WREN* SCRANTON, PENNSYLVANIA 18503
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June 3, 1993

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TELEPHONE 717-586-0358

*ALSO MEMBER OF NEW YORK BAR **ALSO MEMBER OF NEW JERSEY BAR TMEMBER OF FLORIDA BAR ONLY

> COMMONWEALTH OF PENNSYLVANIA Department of Revenue Harrisburg, Pennsylvania

RE: FIRST EASTERN BANK, N.A.
VS: RICHARD E. STROUSE and
JOYCE A. STROUSE
NO. 240 - CIV - 1993
Our File No. 23236

Dear Sir or Madam:

Please be advised that FIRST EASTERN BANK, N.A., filed a Mortgage against the above named Defendants. That Mortgage is in default and has been reduced to a Mortgage Foreclosure. We are in the process of foreclosing on that Mortgage and the property, subject to that Mortgage, which is located at R.R. #2, Box 72, Orangeville, Township of Orange, Columbia County and State of Pennsylvania, is now listed for Judicial Sheriff's Sale. The sale is scheduled for the 5th day of August, 1993. The sale date may be continued for an approximate thirty (30) day period without additional notice to Creditors.

Please be advised that in reviewing the records we have found that a Mortgage/Judgment/Lien exist in favor of yourself. If you wish to protect your position and not have your Mortgage/Judgment/Lien extinguished, you should be in attendance at the Columbia County Courthouse, Bloomsburg, PA., before 10:30 A.M., on the date above set for sale. If you do not attend your position will be subject to divestment by virtue of the Mortgage Foreclosure.

Sincerely,

NOGT, APPLETON, WEINBERGER & WREN P.C.

JEFFREY S NEWMAN, ESQUIRE

ATTORNEYS AT LAW

415 WYOMING AVENUE

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June 3, 1993

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TELEPHONE 717-586-0358

*ALSO MEMBER OF NEW YORK BAR **ALSO MEMBER OF NEW JERSEY BAR TMEMBER OF FLORIDA BAR ONLY

> GENESIS PERSONNEL SERVICE 495 Stanton Street Wilkes-Barre, Pennsylvania

RE: FIRST EASTERN BANK, N.A.
VS: RICHARD E. STROUSE and
JOYCE A. STROUSE
NO. 240 - CIV - 1993
Our File No. 23236

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June 3, 1993

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TELEPHONE 717-586-0358

*ALSO MEMBER OF NEW YORK BAR **ALSO MEMBER OF NEW JERSEY BAR

MEMBER OF FLORIDA BAR ONLY

COLUMBIA-MONTOUR AREA ON AGING Perry Avenue Bloomsburg, Pennsylvania

FIRST EASTERN BANK, N.A. VS: RICHARD E. STROUSE and JOYCE A. STROUSE NO. 240 - CIV - 1993 Our File No. 23236

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TAPPLETON, WEINBERGER & WREN P.C.

ATTORNEYS AT LAW

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TELEPHONE 717-586-0358

June 3, 1993

ALSO MEMBER OF NEW YORK BAR **ALSO MEMBER OF NEW JERSEY BAR +MEMBER OF FLORIDA BAR ONLY

> TECHNICARE, INC. Devonshire Towers, II 2141 Downyflake Lane Allentown, Pennsylvania 18105

RE: FIRST EASTERN BANK, N.A. VS: RICHARD E. STROUSE and JOYCE A. STROUSE NO. 240 - CIV - 1993 Our File No. 23236

Dear Sir or Madam:

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June 3, 1993

*ALSO MEMBER OF NEW YORK BAR
**ALSO MEMBER OF NEW JERSEY BAR
**MEMBER OF FLORIDA BAR ONLY

COMMONWEALTH OF PENNSYLVANIA Department of Labor & Industy Unemployment Compensation Fund Harrisburg, Pennsylvania

RE: FIRST EASTERN BANK, N.A.
VS: RICHARD E. STROUSE and
JOYCE A. STROUSE
NO. 240 - CIV - 1993
Our File No. 23236

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DEFFREY S. NEWMAN, ESQUIRE

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CLARKS GREEN OFFICE: 112 N. ABINGTON ROAD CLARKS GREEN, PA 18411

TELEPHONE 717-586-0358

June 3, 1993

"ALSO MEMBER OF NEW YORK BAR
"ALSO MEMBER OF NEW JERSEY BAR
TMEMBER OF FLORIDA BAR ONLY

ROCKWOOD INSURANCE
Rockwood, Pennsylvania 15527

RE: FIRST EASTERN BANK, N.A.
VS: RICHARD E. STROUSE and
JOYCE A. STROUSE
NO. 24Ø - CIV - 1993
Our File No. 23236

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NOGI. APPLETON, WEINBERGER & WREN P.C.

JEFFREY S. NEWMAN, ESQUIRE

JSN/ai

ATTORNEYS AT LAW

415 WYOMING AVENUE

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CLARKS GREEN OFFICE. 112 N. ABINGTON ROAD CLARKS GREEN, PA 18411

TELEPHONE 717-586-0358

June 3, 1993

*ALSO MEMBER OF NEW YORK BAR
**ALSO MEMBER OF NEW JERSEY BAR
*MEMBER OF FLORIDA BAR ONLY

COMMONWEALTH OF PENNSYLVANIA Department of Labor & Industy Harrisburg, Pennsylvania

RE: FIRST EASTERN BANK, N.A.
VS: RICHARD E. STROUSE and
JOYCE A. STROUSE
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NOGI, APPLETON, WEINBERGER & WREN P.C.

VEFFREY & NEWMAN, ESQUIRE

JSN/aj

ATTORNEYS AT LAW

415 WYOMING AVENUE

JACOB L NOGI
JOHN H. APPLETON
JERRY J. WEINBERGER
MYLES R. WREN*

SCRANTON, PENNSYLVANIA 18503

TELEPHONE 217-963-8880
TELECOPIER 717-963-9372

DONALD J. FENDRICK GEORGE E. CLARK, JR. COUNSEL TO THE FIRM

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JOHN J. SMALANSKAS

CLARKS GREEN OFFICE: 112 N. ABINGTON ROAD CLARKS GREEN, PA 18411

TELEPHONE 717-586-0358

June 3, 1993

-ALSO MEMBER OF NEW YORK BAR **ALSO MEMBER OF NEW JERSEY BAR TMEMBER OF FLORIDA BAR ONLY

PA POWER & LIGHT COMPANY
P.O. Box 158
Montoursville, Pennsylvania 17754-158

RE: FIRST EASTERN BANK, N.A.
VS: RICHARD E. STROUSE and
JOYCE A. STROUSE
NO. 24Ø - CIV - 1993
Our File No. 23236

Dear Sir or Madam:

Please be advised that FIRST EASTERN BANK, N.A., filed a Mortgage against the above named Defendants. That Mortgage is in default and has been reduced to a Mortgage Foreclosure. We are in the process of foreclosing on that Mortgage and the property, subject to that Mortgage, which is located at R.R. #2, Box 72, Orangeville, Township of Orange, Columbia County and State of Pennsylvania, is now listed for Judicial Sheriff's Sale. The sale is scheduled for the 5th day of August, 1993. The sale date may be continued for an approximate thirty (30) day period without additional notice to Creditors.

Please be advised that in reviewing the records we have found that a Mortgage/Judgment/Lien exist in favor of yourself. If you wish to protect your position and not have your Mortgage/Judgment/Lien extinguished, you should be in attendance at the Columbia County Courthouse, Bloomsburg, PA., before 10:30 A.M., on the date above set for sale. If you do not attend your position will be subject to divestment by virtue of the Mortgage Foreclosure.

Sincerely.

NOGV. APPLETON, WEINBERGER & WREN P.C.

PEFEREY S NEWMAN, ESQUIRE

JSN/aj

ATTORNEYS AT LAW

415 WYOMING AVENUE SCRANTON, PENNSYLVANIA 18503

JACOB I. NOGI
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TELECOPIER 717-963-9372

CLARKS GREEN OFFICE; II2 N. ABINGTON ROAD CLARKS GREEN, PA 18411

June 3, 1993

TELEPHONE 717-586-0358

*ALSO MEMBER OF NEW YORK BAR

*ALSO MEMBER OF NEW JERSEY BAR

*MEMBER OF FLORIDA BAR ONLY

REGION OIL COMPANY

7310 New Berwick Highway

Bloomsburg, Pennsylvania

RE: FIRST EASTERN BANK, N.A.
VS: RICHARD E. STROUSE and
JOYCE A. STROUSE
NO. 240 - CIV - 1993
Our File No. 23236

Dear Sir or Madam:

Please be advised that FIRST EASTERN BANK, N.A., filed a Mortgage against the above named Defendants. That Mortgage is in default and has been reduced to a Mortgage Foreclosure. We are in the process of foreclosing on that Mortgage and the property, subject to that Mortgage, which is located at R.R. #2, Box 72, Orangeville, Township of Orange, Columbia County and State of Pennsylvania, is now listed for Judicial Sheriff's Sale. The sale is scheduled for the 5th day of August, 1993. The sale date may be continued for an approximate thirty (30) day period without additional notice to Creditors.

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JEFFREN S. NEWMAN, ESQUIRE

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TELEPHONE 717-586-0358

June 3, 1993

*ALSO MEMBER OF NEW YORK BAR ""ALSO MEMBER OF NEW JERSEY BAR THEMBER OF FLORIDA BAR ONLY

> COLUMBIA COUNTY TAX CLAIM BUREAU Columbia County Court House Bloomsburg, Pennsylvania

RE: FIRST EASTERN BANK, N.A. VS: RICHARD E. STROUSE and JOYCE A. STROUSE NO. 240 - CIV - 1993 Our File No. 23236

Dear Sir or Madam:

Please be advised that FIRST EASTERN BANK, N.A., filed a Mortgage against the above named Defendants. That Mortgage is in default and has been reduced to a Mortgage Foreclosure. We are in the process of foreclosing on that Mortgage and the property. subject to that Mortgage, which is located at R.R. #2, Box 72, Orangeville, Township of Orange, Columbia County and State of Pennsylvania, is now listed for Judicial Sheriff's Sale. The sale is scheduled for the 5th day of August, 1993. The sale date may be continued for an approximate thirty (30) day period without additional notice to Creditors.

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Sincerely.

NOGI, APPLETON, WEINBERGER & WREN P.C.

S. NEWMAN, ESQUIRE

JSN/ai

FIRST EASTERN BANK, N.A., : IN THE COURT OF COMMON PLEAS

Plaintiff : OF COLUMBIA COUNTY

: CIVIL ACTION - LAW vs.

RICHARD E. STROUSE and JOYCE : A. STROUSE,

Defendants : NO. 24Ø - CIV - 1993

AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA : : \$\$

COUNTY OF LACKAWANNA

THIS IS TO CERTIFY that I mailed to the Creditors the attached letter, notifying them of the time and place of the mortgage foreclosure sale, by placing same in the United States Mail, postage prepaid, on the 8th day of June, 1993. United States Postal Service, Certificate of Mailings are attached as proof of mailing to each of the creditors.

NOGI, APPLETON, WEINBERGER & WREN, P.C.

Sworn to and subscribed

NOTARIAL SEAL LINDA PAONE, NOTART PUBLIC SCRANTON, LACKAWANNA COUNTY MY COMMISSION EXPIRES DEC. 16, 1996



ATTORNEYS AT LAW

415 WYOMING AVENUE SCRANTON, PENNSYLVANIA 18503

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JERRY J. WEINBERGER
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MORRIS I. RAUB**

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TELECOPIER 717-963-9372

June 3, 1993

DONALD J. FENDRICK GEORGE E. CLARK, JR. COUNSEL TO THE FIRM

TELECOPIER 717-

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JOHN J. SMALANSKAS

IMEMBER OF FLORIDA BAR ONLY

*ALSO MEMBER OF NEW YORK BAR
**ALSO MEMBER OF NEW JERSEY BAR

INTERNAL REVENUE SERVICE
Department of the Treasury
P.O. Box 12051
Philadelphia, Pennsylvania 19105

RE: FIRST EASTERN BANK, N.A.
VS: RICHARD E. STROUSE and
JOYCE A. STROUSE
NO. 240 - CIV - 1993
Our File No. 23236

Dear Sir or Madam:

Please be advised that FIRST EASTERN BANK, N.A., filed a Judgment against Richard E. Strouse and Joyce A. Strouse. That Judgment is in default and has been reduced to a Judgment Foreclosure. We are in the process of foreclosing on that Judgment and the property, subject to that Judgment, which is located in Orangeville, Township of Orange, Columbia County and State of Pennsylvania.

Please be advised that in reviewing our search, we have found that a Judgment exist in favor of yourself. I have attached a copy of my search for your records identifying the date and place of the Notice of Lien. The same of which was filed in Bloomsburg, Pennsylvania.

I have enclosed a copy of the description of the real property, along with a copy of our Judgment dated the 3rd day of February, 1993.

The sale will be a public sale by the Sheriff's office of

INTERNAL REVENUE SERVICE (cont') June 3, 1993 Page 2

Columbia County, Pennsylvania, scheduled for 10:30 A.M. on Thursday, August 5, 1993.

I've enclosed my Writ of Execution which details the principal and interest obligations due, in addition to other chargeable costs.

I presume that this meets the requirement of notice and unless I hear to the contrary, I will assume compliance. I can advise you that your lien is small and the property value probably close to the debt of my client.

Sincerely,

NOGI, APPLETON, WEINBERGER 87 WREN, P.C.

JEFFREY S. NEWMAN, ESQUIRE

JSN/aj

Enclosures

MAILED BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED

cc: Internal Revenue Service

Attn: District Director

cc: Attorney General

cc: U.S. Attorney

U.S. POSTAL SERVICE CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT
PROVIDE FOR INSURANCE—POSTMASTER Affix fee here in stamps or meter postage and post mark, inquire of Postmaster for current Received Fram: NOGI, APPLETON, WEINBERGER & WREN 415 Wyoming Avenue Scranton, Pa 18503 One piece of ordinary mail addressed to: INTERNAL REVENUE SERVICE Department of the Treasury P.O. Box 12051 Philadelphia, Pa 19105 PS Form 3817, Mar. 1989 #U S.GPO:1991-0-282-404/25747

Receipt for Certified Mail

No Insurance Coverage Provided See Reverse)

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District Director	· -
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600 Arch Street	
Philadelphia, Pa 19255	
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PS Form 3817, Mar. 1989 +U.S.GP0:1991-0-282-404/25743	

Receipt for Certified Mail

No Insurance Coverage Provided Do not use for International Mail (See Revers)

Semi-International Mail (See Revers)

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