

# HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER  
 RICHARD M. GOLDBERG  
 JOSEPH P. NELLODY, JR.  
 JOSEPH A. LACH  
 RONALD V. SANTORA  
 TERRENCE J. HERKON  
 JONATHAN A. SPOHRER  
 JOSEPH J. MUSTO  
 MARK T. PERRY  
 FRED T. HOWE  
 DONALD C. LIGORIO  
 ALEXIA KITA BLAKE  
 JACQUELINE MUSTO GARROLL  
 MALACHY E. MANNION  
 KATHLEEN QUINN DEPIELLIS  
 MICHAEL J. KOWALSKI  
 RICHARD M. WILLIAMS

JOSEPH A. QUINN, JR.  
 ARTHUR L. PICCONE  
 DAVID W. SABA  
 RICHARD S. BISHOP  
 EUGENE D. SPERAZZA  
 NEIL E. WENNER  
 MELISSA A. SCARTELLI  
 JOSEPH E. KLUGER  
 SHAWN P. PHILLIPS  
 JAMES T. SHOENAKER  
 DAVID J. BELINGO  
 JOHN R. MILL  
 DANIEL J. DISTASIO  
 JOSEPH M. CAMPOLETTO  
 CHRISTINA A. MORRISON  
 NICHELLE M. QUINN  
 STANLEY J. BURKE

OF COUNSEL  
 GEORGE A. SPOHRER

LAW OFFICES  
 SUITE SEVEN HUNDRED  
 MELLON BANK CENTER  
 8 WEST MARKET STREET  
 WILKES-BARRE, PA 18701-1857

(717) 825-9401  
 FACSIMILE (717) 828-3460

SUITE 200  
 434 LACKAWANNA AVE  
 SCRANTON, PA 18503-2014  
 (717) 348-8414  
 FACSIMILE (717) 881-8072

SOVEREIGN BUILDING  
 808 HAMILTON MALL  
 ALLENTOWN, PA 18101-2111  
 (610) 437-1984  
 FACSIMILE (610) 437-2829

SUITE 307  
 CAN DO BUILDING  
 ONE SOUTH CHURCH STREET  
 HAZLETON, PA 18201-6204  
 (717) 455-8141  
 FACSIMILE (717) 455-5182

May 18, 1995

MEMBER NY BAR  
 MEMBER NJ BAR  
 MEMBER PA BAR  
 MEMBER DE BAR

ANDREW HOURIGAN, JR.  
 1948-1978  
 MORRIS B. GELD  
 1929-1988

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

RE: Mellon Bank, N.A. (formerly United Penn Bank) vs.  
 Jacklyn Darling  
 No. 514 of 1994

Dear Sir/Madam:

Please be advised that the Plaintiff, Mellon Bank, wishes to stay the Sheriff's Sale proceeding scheduled in the above-referenced matter for June 15, 1995.

Please be advised that Mellon Bank has received a full payoff of this Mortgage and the Mortgage Foreclosure will be discontinued.

It is my understanding that the 2% poundage fee will be deducted from the \$750.00 deposit previously forwarded to your office. Should you require anything further from me on this matter, please do not hesitate to contact me.

Very truly yours,

*Jonathan A. Spohrer*  
 JONATHAN A. SPOHRER

JAS/mk  
 cc: Elizabeth Ifill, Mellon Bank, N.A.

HOURLIGAN, KLUGER, SPOHRER & QUINN, P.C.  
700 MELLON BANK CENTER  
8 WEST MARKET STREET  
WILKES-BARRE, PA 18701-1867  
PHONE NUMBER: (717) 825-9401  
FAX NUMBER: (717) 829-3460

TELECOPIER COVER SHEET

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME: Sheriff's Office

FIRM: Columbia County

CITY: Bloomsburg PA

TELECOPIER PHONE NO.: 784-0257

FROM: Jonathan A. Spohrer, Esq.

TOTAL NUMBER OF PAGES: 2 (INCLUDING COVER SHEET)

OPERATOR: Marilyn

DATE AND TIME: May 18, 1995

CLIENT: Mellon Bank, N.A. (A.M.) (P.M.)

FILE NO.: 5001-3677

MESSAGE:

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL (717) 825-9401 AS SOON AS POSSIBLE. THANK YOU.

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS INTENDED FOR THE PERSONAL AND CONFIDENTIAL USE OF THE DESIGNATED RECIPIENT NAMED ABOVE. THIS MESSAGE MAY BE ATTORNEY-CLIENT COMMUNICATION AND AS SUCH, IS PRIVILEGED AND CONFIDENTIAL. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR AN AGENT RESPONSIBLE FOR DELIVERING IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT YOU HAVE RECEIVED THIS DOCUMENT IN ERROR AND THAT ANY REVIEW, DISSEMINATION, DISTRIBUTION OR COPYING OF THIS MESSAGE IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US BY MAIL. THANK YOU.

MAY-18-1995 10:59

P.01

# HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

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FACSIMILE (717) 455-5182

May 18, 1995

\*MEMBER NY BAR  
\*\*MEMBER MA BAR  
\*\*\*MEMBER NJ BAR  
\*\*\*\*MEMBER MI BAR

ANDREW HOURIGAN, JR.  
1948-1978  
MORRIS B. GELB  
1929-1988

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

RE: Mellon Bank, N.A. (formerly United Penn Bank) vs.  
Jacklyn Darling  
No. 514 of 1994

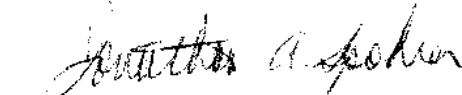
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It is my understanding that the 2% poundage fee will be deducted from the \$750.00 deposit previously forwarded to your office. Should you require anything further from me on this matter, please do not hesitate to contact me.

Very truly yours,



JONATHAN A. SPOHRER

JAS/mk

cc: Elizabeth Ifill, Mellon Bank, N.A.

# LIEN CERTIFICATE

DATE April 12, 1995

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, 1994.

in Berwick Boro are as follows:

Excluding: Interim Tax Billings

Owner or Reputed Owner: Darling, Jacklyn

Former Owner: N/A

Parcel No. 04A ,02--076-00,000

Description 115 East 15th Street.

YEAR	TOTAL
1994	\$ 1,004.23
Lien Certificate	\$ 5.00
TOTAL	\$ 1,009.23

The above figures represent the amount(s) due during the month of June & July 1995

Requested by: Columbia County Sheriff

Fee: \$5.00

Inc. Above

COLUMBIA COUNTY TAX CLAIM BUREAU

*Dennis Long*

Dennis Long  
Director

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

SHERIFF'S SALE REAL ESTATE OUTLINE

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

RECEIVE AND TIME STAMP WRIT ✓  
DOCKET AND INDEX ✓  
SET FILE FOLDER UP ✓

CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓  
COPY OF DESCRIPTION ✓  
WHEREABOUTS OF LAST KNOWN ADDRESS ✓  
NON-MILITARY AFFIDAVIT ✓  
NOTICES OF SHERIFF'S SALE ✓  
WATCHMAN RELEASE FORM ✓  
AFFIDAVIT OF LIENS LIST ✓  
CHECK FOR ~~\$500.00~~ <sup>\$700.00</sup> ✓

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES ✓

POST ALL DATES ON CALANDER Post May 11, Adv May 15, June 1, 5, 8, 15, 22, 29

- \* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- \* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES
- \* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE ✓

- \* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- \* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS ✓

TYPE PROPER INFO ON DESCRIPTION (refer to previous sales) ✓

SERVICE

TYPE CARDS FOR DEFENDANTS ✓

PUT PAPERS TOGETHER FOR DEFENDANTS ✓

- \* COPY OF WRIT FOR EACH DEFENDANT
- \* NOTICE OF SHERIFF SALE
- \* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS ✓

- \* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT ✓

- \* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO ✓

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPT FOR LIEN HOLDERS

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(2)

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_

★\* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. \_\_\_\_\_

SEND NOTICES TO LOCAL TAX COLLECTORS \_\_\_\_\_

NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_

SEND NOTICES TO FEDERAL AND STATE TAX AUTH \_\_\_\_\_

IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE \_\_\_\_\_

TAX CLAIM OFFICE \_\_\_\_\_

TAX ASSESSMENT OFFICE \_\_\_\_\_

PROTH OFFICE(post on board) \_\_\_\_\_

POST IN FRONT LOBBY \_\_\_\_\_

POST IN SHERIFF'S OFFICE \_\_\_\_\_

SEND COPY TO ATTY \_\_\_\_\_

POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_

SEND RETURN OF POSTING TO ATTY \_\_\_\_\_

DOCKET ALL COSTS \_\_\_\_\_

PREPARE COST SHEET 2 DAYS BEFORE SALE \_\_\_\_\_

\* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE \_\_\_\_\_

HOLD SALE \_\_\_\_\_

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

PAY DISTRIBUTION ACCORDING TO DATE -

\* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_

WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_

FILE FOLDER \_\_\_\_\_

**TAX NOTICE**

MAKE CHECKS PAYABLE TO

Connie C Gingham  
Rear 120 East Third Street  
Midtown Plaza  
Berwick, Pa 18603  
Mon-Thurs 9-5; Wed 9-12; Fri 9-5;  
Other Times Mon-Fri 9-4; Wed 9-12  
PHONE (717) 752-7442

TAXES ARE DUE & PAYABLE PROMPT PAYMENT IS REQUESTED

M  
A  
I  
L  
DARLING, JACKLYN  
115 EAST FIFTEENTH STREET  
BERWICK PA 18603

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESS LABEL WITH YOUR PAYMENT

**TAX NOTICE**

MAKE CHECKS PAYABLE TO

1998 COUNTY & MUNICIPAL  
BERLIN BOROUGH  
Connie C Gingham  
Rear 120 East Third Street  
Midtown Plaza  
Berwick, Pa 18603  
Mon-Thurs 9-5; Wed 9-12; Fri 9-5;  
Other Times Mon-Fri 9-4; Wed 9-12  
PHONE (717) 752-7442

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DARLING, JACKLYN  
115 EAST FIFTEENTH STREET  
BERWICK PA 18603

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESS LABEL WITH YOUR PAYMENT

FOR COLUMBIA COUNTY					DATE		AMOUNT	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	03/01/1995	00877	FACE	INCL. PENALTY
General Fund	25065	4.096	100.62	102.67				112.94
Sinking Fund		.250	6.14	6.27				6.90
Borough R.E.		6.550	160.90	164.18				172.39
Fire		1.000	24.57	25.07				26.32
Light		1.050	25.79	26.32				27.64

THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE

**PAY THIS AMOUNT**

APR 11 30 IF PAID ON OR BEFORE

JUNE 30 IF PAID ON OR BEFORE

JUNE 30 IF PAID AFTER

TYPE: RC PROPERTY DESCRIPTION CNTY BORO

ACCT NO 03052 Discount 2% 2% This Tax Returned To Courthouse On: JANUARY 01, 1996

PARCEL 04A, 02--076-00, 000

115 E 15TH ST LOT 20

.19 acres LAND 3,361

BUILDINGS 21,704

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL ASSESSED 25,065

REC'D BY

FOR COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	03/01/1995	00876	INCL. PENALTY
General Fund	369	4.096	1.40	1.51			1.66
Sinking Fund		.250	.09	.09			.10
Borough R.E.		6.550	2.37	2.42			2.54
Fire		1.000	.36	.37			.39
Light		1.050	.38	.39			.41

THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE

**PAY THIS AMOUNT**

APR 11 30 IF PAID ON OR BEFORE

JUNE 30 IF PAID ON OR BEFORE

JUNE 30 IF PAID AFTER

TYPE: L1 PROPERTY DESCRIPTION CNTY BORO

ACCT NO 03051 Discount 2% 2% This Tax Returned To Courthouse On: JANUARY 01, 1996

PARCEL 04A, 02--075-00, 000

LOT 19 E 15TH ST

.04 acres LAND 369

BUILDINGS 0

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL ASSESSED 369

REC'D BY

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) ~~XXXXXXX~~  
389-5622

24 HOUR PHONE  
(717) 784-6300

Date: April 11, 1995

To: Tax Assessment  
Courthouse  
Bloomsburg, PA 17815

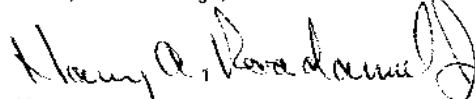
Re: Mellon Bank VS. Jacklyn Darling  
No: 14 of 1995 ED No: 514 of 1994 JD

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

*A.V. 25065  
x 2.3*

*\$ 57,649.50 M.V.*

ALL that certain lot 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 a point on the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19;

THENCE along line of Lot No. 19 in a northerly direction 191.6 feet to Borough line lane;

THENCE along Borough line lane in an Easterly direction 44 feet to line of Lot No. 21;

THENCE along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street;

THENCE along line of Fifteenth Street in a westerly direction 44 feet to the place of beginning.

BEING Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

SEIZED AND TAKEN INTO EXECUTION at the suit of Mellon Bank, N.A. (formerly United Penn Bank) against Jacklyn Darling, real owner. Sheriff to collect \$16,882.07 plus interest from September 12, 1994 and costs.

Being a single family home located at 115 East 15th Street, Berwick, Columbia County, Pennsylvania. Tax Map No. 04A, 02-076-00,000. Judgment filed to No. 514 of 1994. Writ issued September , 1994.

Hourigan, Kluger, Spohrer & Quinn, P.C., 700 Mellon Bank Center, Wilkes-Barre, PA 18701-1867

**HOURIGAN, KLUGER, SPOHRER & QUINN**

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esquire ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 43894

LAW OFFICES  
SUITE SEVEN HUNDRED  
MELLON BANK CENTER  
WILKES-BARRE, PA 18701-1867  
(717) 825-9401

MELLON BANK, N.A. (former	:	IN THE COURT OF COMMON PLEAS
UNITED PENN BANK),	:	OF COLUMBIA COUNTY
	:	
Plaintiff,	:	CIVIL ACTION - LAW
	:	IN MORTGAGE FORECLOSURE
vs.	:	
	:	
JACKLYN DARLING,	:	
	:	
Defendant	:	No. 514 of 1994

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Jacklyn Darling  
115 East 15th Street  
Berwick, PA 18603

Your property located in Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on June 15, 1994 at 10:00 a.m. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$16,882.07 (plus interest and costs) obtained by the Mellon Bank, N.A. against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. The sale will be cancelled if you pay to Mellon Bank, N.A. the amount of \$16,882.07 (plus interest and costs). You may call:

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.  
700 MELLON BANK CENTER  
8 WEST MARKET STREET  
WILKES-BARRE, PA 18701-1867  
TELEPHONE NO. (717) 825-9401

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 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 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,

they 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 (30) days from date of 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 (30) days after date of sale.
7. You may also have other right 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 OFFICES LISTED BELOW TO FIND OUT WHERE YOU CAN GET HELP:

SUSQUEHANNA LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760

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

By: Jonathan A. Spohrer  
JONATHAN A. SPOHRER, ESQUIRE  
ATTORNEY FOR PLAINTIFF

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: April 11, 1995

To: Atty. Stephen Brandwene  
Deputy Atty. General  
Collection Unit - 4th & Walnut Streets  
Harrisburg, PA 17120

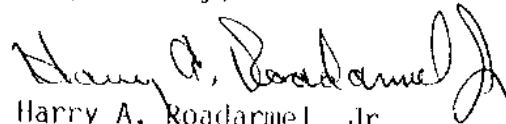
Re: Mellon Bank VS. Jacklyn Darling  
No: 14 of 1995 ED No: 514 of 1994 JD

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) ~~XXXXXX~~  
389-5622

24 HOUR PHONE  
(717) 704-6300

Date: April 11, 1995

To: Berwick Sewer Auth.  
344 Market St.  
Berwick, PA 18603

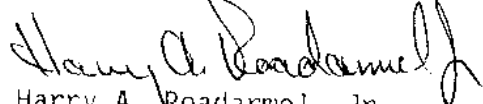
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Sheriff of Columbia County

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THENCE along line of Lot No. 19 in a northerly direction 191.6 feet to Borough line lane;

THENCE along Borough line lane in an Easterly direction 44 feet to line of Lot No. 21;

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Hourigan, Kluger, Spohrer & Quinn, P.C., 700 Mellon Bank Center, Wilkes-Barre, PA 18701-1867

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) ~~844-XXXX~~  
389-5622

24 HOUR PHONE  
(717) 784-6300

Date: April 11, 1995

To: Home Consumer Discount Co.  
160 West Main St.  
Bloomsburg, PA 17815

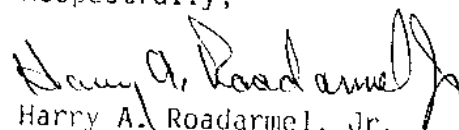
Re: Mellon Bank VS. Jacklyn Darling  
No: 14 of 1995 ED No: 514 of 1994 JD

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: April 11, 1995

To: Internal Revenue Service  
P.O. Box 12050  
Philadelphia, PA 19105  
ATTN: SPECIAL PROCEDURES  
FUNCTION

Re: Mellon Bank VS. Jacklyn Darling

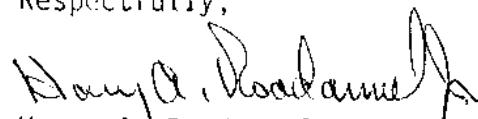
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SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: April 11, 1995

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

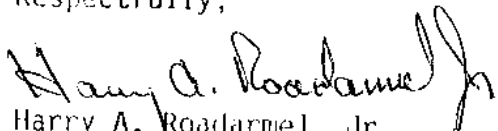
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HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: April 11, 1995

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

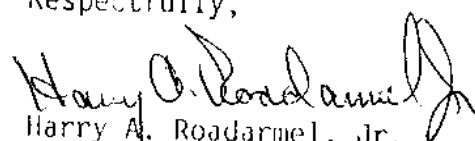
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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) ~~XXXXXX~~  
389-5622

24 HOUR PHONE  
(717) 784-6300

Date: April 11, 1995

To: Connie Gingham  
R. 120 E. 3rd St.  
Berwick, PA 18603

Re: Mellon Bank VS. Jacklyn Darling

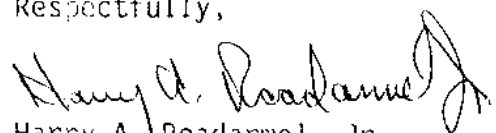
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Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

BLOOMSBURG, PA 17815

PHONE  
(717) ~~389-5622~~  
389-5622

24 HOUR PHONE  
(717) 784-6300

Date: April 11, 1995

To: Tax Claim Bureau  
Courthouse  
Bloomsburg, PA 17815

Re: Mellon Bank VS. Jacklyn Darling

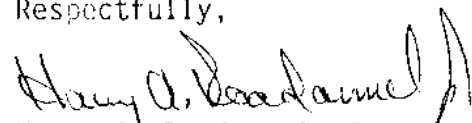
No: 14 of 1995 ED No: 514 of 1994 JD

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Respectfully,

  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

BLOOMSBURG, PA 17815

PHONE  
(717) ~~XXXXXXX~~  
389-5622

24 HOUR PHONE  
(717) 704-6300

Date: April 11, 1995

To: Tax Assessment  
Courthouse  
Bloomsburg, PA 17815

Re: Mellon Bank VS. Jacklyn Darling  
No: 14 of 1995 ED No: 514 of 1994 JD

Dear Sir:

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Respectfully,

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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

DATE: April 11, 1995

RE: Sheriff's Sale Advertising Dates

Mellon Bank vs. Jacklyn Darling  
No. 14 of 1995 ED No. 514 of 1994 ED

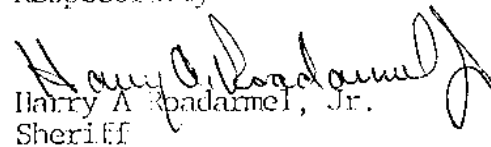
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week May 25, 1995 SALE June 15, 1995 at 10:00 A.M.  
2nd week June 1, 1995  
3rd week June 8, 1995

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER  
RICHARD M. GOLDBERG  
JOSEPH P. MELLODY JR.  
NEIL L. CONWAY  
RICHARD S. BISHOP  
EUGENE D. SPERAZZA  
NEIL E. WENNER  
JONATHAN A. SPOHRER  
JOSEPH J. MUSTO  
SANDRA NAMEY-RICHARDS  
MARK T. PERRY\*  
JAMES T. SHOEMAKER  
DAVID J. SELINGO  
LARA A. ENDLER  
JACQUELINE M. CARROLL  
MALACHY E. MANNION\*  
KATHLEEN QUINN DEPILLIS\*\*  
MICHAEL J. KOWALSKI  
RICHARD M. WILLIAMS

JOSEPH A. QUINN, JR.  
ARTHUR L. PICCONE  
DAVID W. SABA  
JOSEPH A. LACH  
RONALD V. SANTORA  
TERRENCE J. HERRON  
WALTER T. GRABOWSKI  
MELISSA A. SCARTELLI  
JOSEPH E. KLUGER  
SHAWN P. PHILLIPS  
FRED T. HOWE  
DONALD C. LIGORIO  
ALEXIA KITA BLAKE  
JOHN R. HILL  
DANIEL J. DISTASIO  
JOSEPH M. CAMPOLIETO\*\*\*  
CHRISTINA A. MORRISON  
MICHELLE M. QUINN

OF COUNSEL  
GEORGE A. SPOHRER

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

SOVEREIGN BUILDING  
609 HAMILTON MALL  
ALLENTOWN, PA 18101-2111  
(610) 437-1584  
FACSIMILE (610) 437-2629

SUITE 302  
CAN DO BUILDING  
ONE SOUTH CHURCH STREET  
HAZLETON, PA 18201-6204  
(717) 455-5141  
FACSIMILE (717) 455-5182

March 17, 1995

\*MEMBER NY BAR  
\*\*MEMBER MA BAR  
\*\*\*MEMBER NJ BAR

ANDREW HOURIGAN, JR.  
1948-1978  
MORRIS B. GELB  
1929-1988

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

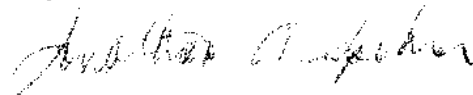
RE: **MELLON BANK, N.A., (formerly UNITED PENN BANK) vs  
JACKLYN DARLING  
NO. 514 of 1994**

Dear Sir/Madam:

Enclosed herewith please find the necessary documents and copies you need for serving the Writ of Execution recently filed with the Prothonotary's Office and forwarded to you by them with this envelope. Also enclosed please find two checks totaling \$900.00 for the required deposit. I would appreciate you time-stamping and returning copies to me in the enclosed self-addressed envelope.

Thank you for your assistance and should you have any questions, please do not hesitate to contact me.

Very truly yours,

  
JONATHAN A. SPOHRER

JAS/isl  
Enclosures  
cc: Elizabeth Ifill, Mellon Bank, N.A.

• Attach this form to the front of the mailpiece, or on the back if space does not permit.  
• Write "Return Receipt Requested" on the mailpiece below the article number.  
• The Return Receipt will show to whom the article was delivered and the date delivered.

2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
Internal Revenue Service  
Special Procedures  
PO Box 12050  
Philadelphia, PA 19105

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

7. Date of Delivery

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

9. Article Number  
P 215 355 249 8 57

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991 U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

Is your RETURN ADDRESS completed on the reverse side?

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:  
Home Consumer Discount  
160 W. Main St.  
Bloomsburg, PA 17815

4a. Article Number  
P 215 355 245

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

7. Date of Delivery  
4-13-95

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

9. Article Number  
P 215 355 249 8 57

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991 U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

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- The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:  
Dept. of Rev. Bur. of Accounts  
PO Box 2055  
Harrisburg, PA 17105

4a. Article Number  
P 215 355 249

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

7. Date of Delivery  
APR 17 1995

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

9. Article Number  
P 215 355 249 8 57

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991 U.S. GPO: 1992-323-402 DOMESTIC RETURN RECEIPT

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- Complete items 3, and 4a & b.
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- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

**3. Article Addressed to:**

Connie Ginther  
R. 120 E. 3rd St.  
Berwick, PA 18603

**4a. Article Number**

P 215 355 250

**4b. Service Type**

- ☐ Registered ☐ Insured  
☒ Certified ☐ COD  
☐ Express Mail ☐ Return Receipt for Merchandise

**7. Date of Delivery****5. Signature (Addressee)**

*Connie Ginther*

**6. Signature (Agent)**

*Stephen Brandwene*

PS Form 3811, December 1991

U.S. GPO: 1992-323-402

**DOMESTIC RETURN RECEIPT**

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
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- The Return Receipt will show to whom the article was delivered and the date delivered.

**3. Article Addressed to:**

Atty. Stephen Brandwene  
Collection Unit 4th & Walnut  
Harrisburg, PA 17120

**4a. Article Number**

P 215 355 246

**4b. Service Type**

- ☐ Registered ☐ Insured  
☒ Certified ☐ COD  
☐ Express Mail ☐ Return Receipt for Merchandise

**7. Date of Delivery****5. Signature (Addressee)**

*Stephen Brandwene*

**6. Signature (Agent)**

*Connie Ginther*

PS Form 3811, December 1991

U.S. GPO: 1992-323-402

**DOMESTIC RETURN RECEIPT**

I also wish to receive the following services (for an extra fee):

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

I also wish to receive the following services (for an extra fee):

1. ☒ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

APR 13 1995

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

252-

**HOURIGAN, KLUGER, SPOHRER & QUINN**

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esquire ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 43894

LAW OFFICES

SUITE SEVEN HUNDRED

MELLON BANK CENTER

WILKES-BARRE, PA 18701-1867

(717) 825-9401

MELLON BANK, N.A. (former  
UNITED PENN BANK),

Plaintiff,

vs.

JACKLYN DARLING,

Defendant

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY  
:  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE  
:  
:  
:  
: No. 514 of 1994

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Jacklyn Darling  
115 East 15th Street  
Berwick, PA 18603

Your property located in Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on June 15, 1995 at 10:00 a.m. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$16,882.07 (plus interest and costs) obtained by the Mellon Bank, N.A. against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. The sale will be cancelled if you pay to Mellon Bank, N.A. the amount of \$16,882.07 (plus interest and costs). You may call:

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.  
700 MELLON BANK CENTER  
8 WEST MARKET STREET  
WILKES-BARRE, PA 18701-1867  
TELEPHONE NO. (717) 825-9401

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 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 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,

they 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 (30) days from date of 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 (30) days after date of sale.
7. You may also have other right 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 OFFICES LISTED BELOW TO FIND OUT WHERE YOU CAN GET HELP:

SUSQUEHANNA LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760

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

By: Jonathan A. Spohrer  
JONATHAN A. SPOHRER, ESQUIRE  
ATTORNEY FOR PLAINTIFF

**HOURIGAN, KLUGER, SPOHRER & QUINN**

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esquire ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 43894

LAW OFFICES

SUITE SEVEN HUNDRED

MELLON BANK CENTER

WILKES-BARRE, PA 18701-1867

(717) 825-9401

MELLON BANK, N.A. (former	:	IN THE COURT OF COMMON PLEAS
UNITED PENN BANK),	:	OF COLUMBIA COUNTY
	:	
Plaintiff,	:	CIVIL ACTION - LAW
	:	IN MORTGAGE FORECLOSURE
vs.	:	
	:	
JACKLYN DARLING,	:	
	:	
Defendant	:	No. 514 of 1994

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8 WEST MARKET STREET  
WILKES-BARRE, PA 81701-1867  
TELEPHONE NO. (717) 825-9401

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168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760

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

By: Jonathan A. Spohrer  
JONATHAN A. SPOHRER, ESQUIRE  
ATTORNEY FOR PLAINTIFF

**HOURIGAN, KLUGER, SPOHRER & QUINN**

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esquire ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 43894

LAW OFFICES

SUITE SEVEN HUNDRED

MELLON BANK CENTER

WILKES-BARRE, PA 18701-1867

(717) 825-9401

MELLON BANK, N.A. (former	:	IN THE COURT OF COMMON PLEAS
UNITED PENN BANK),	:	OF COLUMBIA COUNTY
	:	
Plaintiff,	:	CIVIL ACTION - LAW
	:	IN MORTGAGE FORECLOSURE
vs.	:	
	:	
JACKLYN DARLING,	:	
	:	
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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 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 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,

they 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 (30) days from date of 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 (30) days after date of sale.
7. You may also have other right 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 OFFICES LISTED BELOW TO FIND OUT WHERE YOU CAN GET HELP:

SUSQUEHANNA LEGAL SERVICES  
168 EAST FIFTH STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760

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

By: Jonathan A. Spohrer  
JONATHAN A. SPOHRER, ESQUIRE  
ATTORNEY FOR PLAINTIFF

**HOURIGAN, KLUGER, SPOHRER & QUINN**

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esquire ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 43894

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

MELLON BANK, N.A., (formerly	:	IN THE COURT OF COMMON PLEAS
UNITED PENN BANK),	:	OF COLUMBIA COUNTY
Plaintiff	:	CIVIL ACTION - LAW
	:	
vs.	:	IN MORTGAGE FORECLOSURE
	:	
JACKLYN DARLING,	:	
	:	
DEFENDANT	:	NO. 514 of 1994

**AFFIDAVIT PURSUANT TO RULE 3129.1**

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 City of as more particularly described in Exhibit "A" attached hereto.

1. Name and address of Owner:

Jacklyn Darling  
115 East 15th Street  
Berwick, PA 18603

2. Name and address of Defendants in the judgment.

Jacklyn Darling  
115 East 15th 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:

N/A

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

Home Consumer Discount Company  
160 West Main Street  
Bloomsburg, PA 17815  
Amount: \$54,447.25  
Dated: March 18, 1991  
Record Book 470, Page 525

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.

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.

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
Bloomsburg, PA 17815

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

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

Dated: 3-15-95

By: Jonathan A. Spohrer  
Jonathan A. Spohrer, Esquire

**HOURIGAN, KLUGER, SPOHRER & QUINN**

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esquire      ATTORNEY FOR      Plaintiff

IDENTIFICATION NO. 43894

LAW OFFICES  
SUITE SEVEN HUNDRED  
MELLON BANK CENTER  
WILKES-BARRE, PA 18701-1867  
(717) 825-9401

MELLON BANK, N.A., (formerly	:	IN THE COURT OF COMMON PLEAS
UNITED PENN BANK),	:	OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	IN MORTGAGE FORECLOSURE
vs.	:	
	:	
JACKLYN DARLING,	:	
	:	
Defendant	:	No. 514 of 1994

**WAIVER OF WATCHMAN**

NOW COMES the Plaintiff, Mellon Bank, N.A., (formerly United Penn Bank), by and through its counsel, Hourigan, Kluger, Spohrer & Quinn, P.C., and states as follows:

1. The Sheriff of Columbia County is hereby released from all liability for any levied property in reference to that certain Writ of Execution (Mortgage Foreclosure) filed by Mellon Bank, N.A., in the above-referenced action.

  
\_\_\_\_\_  
JONATHAN A. SPOHRER, ESQUIRE  
Attorneys for Mellon Bank, N.A.

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

MELLON BANK, N.A. (formerly  
UNITED PENN BANK)  
vs.  
JACKLYN DARLING

IN THE COURT OF COMMON PLEAS OF  
Columbia COUNTY, PENNSYLVANIA

No. 514 Term 1994 J.D.

No. 14 Term 1995 E.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of 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 attached Exhibit "A"

Amount Due

\$ 16,286.39

Interest to March 15, 1995

\$ 1,346.40

TOTAL

\$ 17,632.79 Plus costs and interest  
from March 15, 1995

as endorsed.

Dated 3/20/1995

(SEAL)

Tomie B. Kline  
Prothonotary, Court of Common Pleas of  
Columbia County, Pennsylvania

By: Elizabeth A. Berman  
Deputy

ALL that certain 1 , 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 a point on the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19;

THENCE along line of Lot No. 19 in a northerly direction 191.6 feet to Borough line lane;

THENCE along Borough line lane in an Easterly direction 44 feet to line of Lot No. 21;

THENCE along line of Lot No. 21 in a southerly direction 191.2 feet to Fifteenth Street;

THENCE along line of Fifteenth Street in a westerly direction 44 feet to the place of beginning.

BEING Lot No. 20 on Fifteenth Street between Market Street and Pine Street as marked on the General Plan of the Borough of Berwick.

SEIZED AND TAKEN INTO EXECUTION at the suit of Mellon Bank, N.A. (formerly United Penn Bank) against Jacklyn Darling, real owner. Sheriff to collect \$16,882.07 plus interest from September 12, 1994 and costs.

Being a single family home located at 115 East 15th Street, Berwick, Columbia County, Pennsylvania. Tax Map No. 04A, 02-076-00,000. Judgment filed to No. 514 of 1994. Writ issued September , 1994.

Hourigan, Kluger, Spohrer & Quinn, P.C., 700 Mellon Bank Center, Wilkes-Barre, PA 18701-1867

COPY

**HOURIGAN, KLUGER, SPOHRER & QUINN**

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esquire      ATTORNEY FOR      Plaintiff

IDENTIFICATION NO. 43894

LAW OFFICES  
SUITE SEVEN HUNDRED  
MELLON BANK CENTER  
WILKES-BARRE, PA 18701-1867  
(717) 825-9401

MELLON BANK, N.A., (formerly	:	IN THE COURT OF COMMON PLEAS
UNITED PENN BANK),	:	OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	IN MORTGAGE FORECLOSURE
vs.	:	
	:	
JACKLYN DARLING,	:	
	:	
Defendant	:	No. 514 of 1994

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\_\_\_\_\_  
JONATHAN A. SPOHRER, ESQUIRE  
Attorneys for Mellon Bank, N.A.

MELLON BANK, N.A.

Date  
NOVEMBER 16, 1994  
0000106-  
19079685

60-160  
433

PAY EXACTLY\*\*\*\*\*750DOLLARS AND 00CENTS

\*\*\*\*\*750.00

\$

Pay to the  
order of

SHERIFF OF COLUMBIA COUNTY  
COLUMBIA COUNTY COURTHOUSE  
BLOOMSBURG PA 17815



Authorized Signature

Mellon Bank, N.A.  
Pittsburgh, PA

⑈1583052⑈ ⑆043301601⑆ 900⑈1413⑈

Hourigan, Kluger, Spohrer & Quinn P.C.  
ATTORNEYS-AT-LAW  
700 MELLON BANK CENTER  
8 WEST MARKET STREET  
WILKES-BARRE, PA. 18701-1867

MELLON BANK, N.A.  
WILKES-BARRE, PA

50-57  
313

No. 26104

017263

3/17/95

DATE

AMOUNT

PAY EXACTLY

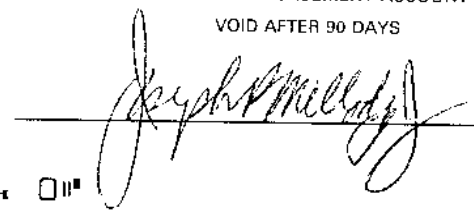
\*\*\*\*\*150.00

ONE HUNDRED FIFTY DOLLARS & 00 CENTS \* \* \* \* \*

000337  
SHERIFF

TO THE  
ORDER OF

CLIENT'S DISBURSEMENT ACCOUNT  
VOID AFTER 90 DAYS



⑈017263⑈ ⑆031300575⑆ 303 234 0⑈

SHERIFF'S SALE

---

BY VIRTUE OF THIS WRIT OF EXECUTION NO. 14 OF 1995 AND 514 OF 1994 J.D. ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURT HOUSE, MAIN STREET, BLOOMSBURG, PENNA.

---

JUNE 15, 1995 AT 10:00 A.M.

---

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

ALL that certain lot, 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 a point on the northerly side of Fifteenth Street between Market and Pine Streets, said point being the southeasterly corner of Lot No. 19;

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Being a single family home located at 115 East 15th Street, Berwick, Columbia County, Pennsylvania. Tax Map No. 04A, 02-076-00,000. Judgement filed to No. 514 of 1994. Writ issued September 1994.

TOGETHER with all buildings and improvements thereon.

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 at TIME OF SALE, balance in cash or certified check within eight (8) days after sale.

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

Attorney for Plaintiff Jonathon A. SPOHRER      Harry A. ROADARMEL Jr. Sheriff

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Hourigan, Kluger, Spohrer & Quinn, P.C., 700 Mellon Bank Center, Wilkes-Barre, PA 18701-1867

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