HOURIGAN, KLUGER, SPOHRER & QUINN A PROFESSIONAL CORPORATION

ALLAN M KLUGER RICHARD M GOLDBERG JOSEPH P. MELLODY, JR. JOSEPH A. LACH HONALD V SANTORA TERRENCE J HERHON JONATHAN A SPONES OTEUM L HESSOL MARK T PERRY-FRED T. HOWE DONALD C LIGORIO ALEXIA SIZA BLAKE JACQUECHE MUSTO CARROLL PANIEL J DISTASIO MALACHT E MANNIONT KATHLEEN QUINN DEPILLIS** CHRISTINA & MORRISON MICHAEL J. KOWALSKI RICHARD M WILLIAMS

8

JOSEPH A. QUINN, JR. ARTHUR L. PICCOME DAVID W. SABA RICHARD \$ MISHOP CUGENE D. SPERAZZA MER E WENNEM MELISSA A. SCARTELLI JOSEPH E KLUGEH SHAWN P PHILLIPS JAMES T SHOEMAKER DAVID J SELINGO JOHN # MILL JOSEPH M CAMPOLIETO*** MICHELLE M DUINN STANLET J. BURASIST

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

(717) 825-9401 FACSIMILE (2)7) B29-3460

May 18, 1995

SHITE 200 434 LACKAWANNA AVE 6CRANTON, PA 18903-2014 17171 346-8414 FACSIMILE (7)7) 861-5072

SOVEREIGN BUILDING DOS MANK TON MALL ALCENTOWN, PA ISIO: ZIII MID: 437-1584 FAC SIMILE (610) 437 - 2620

SUITE 302 CAN DO BUILDING ONE BOUTH CHURCH STREET MAZLETON, PA 18201-8204 17121 455 - 5141 FACSIMILE 17171 455 5182

OF COUNSEL GEORGE A SPOKRER

--*** SAR LIF RESMENTS

ANDŘEW HOURIGAN JR 1949-1976 HORRIS B GELB

1939-1968

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 abovereferenced 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,

JÓNATHAN A. SPOHRER

to a spoken

JAS/mk

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

P.02

HOURIGAN, 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 FTRM: 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

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.

MESSAGE:

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER RICHARD M. GOLDBERG JOSEPH P MELLODY, JR JOSEPH A. LACH RONALD V. SANTORA TERRENCE J. HÉRRÓN JONATHAN A. SPOHRER JOSEPH J. MUSTO MARK T. PERRY* FRED T. HOWE DONALD C. LIGORIO ALEXIA KITA BLAKE JACQUELINE MUSTO CARROLL DANIEL J. DISTASIO MALACHY E. MANNION* KATHLEEN QUINN DEPILLIS** CHRISTINA A. MORRISON MICHAEL J. KOWALSKI RICHARD M. WILLIAMS

MEMBER NY BAR

"MEMBER MA BAR ***MEMBER NJ BAR

****MEMBER MI BAR ANOREW HOURIGAN UR. 1948-1978 MORRIS B GELB 1929-1988

JOSEPH A. QUINN, JR. ARTHUR L. PICCONE DAVID W. SABA RICHARD S. BISHOP EUGENE D. SPERAZZA NEIL E WENNER MELISSA A. SCARTELLI JOSEPH E. KLUĞER SHAWN P. PHILLIPS JAMES T. SHOEMAKER DAVID J. SELINGO JOHN R. HILL JOSEPH M. CAMPOLIETO*** MICHELLE M. QUINN STANLEY J. BURKE****

OF COUNSEL GEORGE A. SPOHRER LAW OFFICES

SUITE SEVEN HUNDRED MELLON BANK CENTER B WEST MARKET STREET

WILKES-BARRE, PA 18701-1867

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

May 18, 1995

50ITE 200 434 LACKAWANNA AVE. SCRANTON, PA 18503-2014 (7)7) 346-8414 FACSIM(LE 1717) 961-5072

SOVEREIGN BUILDING 609 HAMILTON MALL ALLENTOWN, PA 18101-2111 1610) 437-1584 FACSIMILE (610) 437-2629

SUITE BOZ CAN DO BUILDING ONE SOUTH CHURCH STREET HAZLETON PA 18201-6204 12171 455 - 5141 FACSIMILE (717) 455-5182

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

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Very truly yours,

JÓNATHAN A. SPOHRER

JAS/mk

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

LIEN CERTIFICATE

DATE April 12,	1995	•	
tax liens i listed belo	in the Tax ow, as of [Claim Bureau ag December 31, 19 <u>9</u>	
in Berw	ick Boro	the date when a rea place and have some more more than how may not a spee when	are as follows:
Excluding: Owner or Reputed	Interim 3 J Owner:[Tax Billings Darling, Jacklyn	Mill Mile Ador give, you, you was the may very title this top one very very but
Former Owner:		V/A	halo diga senga guri guni guni guni genga pengagung akan senga yani penganan bind
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	YEAR	TOTAL	
	1994	\$ 1,004.23	
	Lien Certificate	\$ 5.00	
	TOTAL	\$ 1,009.23	
			nt(s) due during the
month of	June	& July	1995
Requested by:	Colum	bia County Sheriff	the same from 1800 tops their man and shall shall from face been said such sons some
Fee: \$5.00			
Inc. Above			
			TAX CLAIM BUREAU
		he mis to	The special section of the section o
		Dennis Long Director	No.



PHONE (717) 389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 SHERIFF SUSAMEBUREALPAESTATE OUTLINE

24 HOUR PHONE (717) 784-6300

6.15

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
CHECK FOR \$50.00
CHECK FOR \$500.00
* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEDE 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 C 195+ 1964 11 Add 1984 35 June 1,5 Sale
* SET SALE DATE AT LEAST 2MONTHS AFTER RECÉIVING 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 previos sales)
CERVICE
SERVICE CARROL FOR DEFENDANTS
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 RECIEPT * DOCKET ALL DATES
ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO
SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS



SHERIFF OF COLUMBIA COUNTY

PHONE (717) 389-5622 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815 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 EXPLAINATIONS
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

25065 A ALTY PAY THIS AMOUNT TYPE: RC PROPER ACT NO3052 PARCE 04A, 02076- 115 E 15TH S 119 acres L BUILDI THIS TAX NOTICE MUST BE RETURNE TYPE: L1 PROPERTY TYPE: L1 PROPE	FOR CULDINGTH FILE	ASSESSMENT	WILLS	INTRODUCTION OF THE	TAX AMOUNT DUE	-
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SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380

PHONE

24 HOUR PHONE

(717) XRA 389-	-5622	BLOOMSBURG, PA 1781	5	(717) 784-630(
Date:	April 11, 1995			
To:	Tax Assessment			
	Courthouse			
<i>-</i>	Bloomsburg, PA 17815	5		
Re:	Mellon Bank	VS. Jac	cklyn Darling	
No:			of 1994	JD
claims	nclosed is a notice of an against this property, no lease feel free to conta	otify this office	IMMEDIATELY.	re. radamil
	A.V. 2506 x 2.3 57,649		L Č	
	37,649	. S 0 ////	<i>'</i> ,	

ALL that certain lo piece or parcel of land 'tuate 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

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 of at Mix) 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

I. 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 81701-1867
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 & OUINN, P.C.

JONATHAN A. SPOHRER, ESQUIRE

'ATTORNEY FOR PLAINTIFF



SHERIFF OF COLUMBIA COUNTY

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

24 HOUR PHONE (717) 784-6300

To:	Atty. Stephen Brandwene					
	Deputy Atty. General					
	Collection Unit - 4th & Wa	 lnut Stre	ets			
	Harrisburg, PA 17120					
						
	Harrisburg, PA 17120	 VS.	Jacklyn	Darlino		
e:		VS	Jacklyn 514		100/	

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



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

PHONE 1717) **XRYXXXX** 389-5622 BLOOMSBURG, PA 17815

24 ROUR PHONE (717) 704-6300

ate:	April 11, 1995	. <u></u>
To:	Berwick Sewer Auth.	
	344 Market St.	
	Berwick, PA 18603	
		
e:	Mellon Bank	vs. Jacklyn Darling

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

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SEIZED AND TAKEN INTO EXECUTION at the suit of Melton 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



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. ROY 3RD

1717) **XRAXINGS** 389-5622 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

Date:	April 11, 1995.	<u>-</u>				
To:	Home Consumer Discount Co.	_				
	Bloomsburg, PA 17815	- -				
	,	•				
Re:	Mellon Bank	_VS	Jacklyn	Darling		
No:	<u>14</u> of <u>1995</u> 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



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

#HONE (717) 784-1991 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815 24 HOUR PHONE (717) 784-6300

Date:	<u>April 11, 1995</u>	
Го:	Internal Revenue Service	_
	P.O. Box 12050	_
	Philadelphia, PA 19105	_
	ATTN: SPECIAL PROCEDURES FUNCTION	- -
Re:	Mellon Bank	VS. Jacklyn Darling
No:	14 of 1995 ED	No: 514 of 1994 JD

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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:	<u>April 11, 1995</u>				
	Office of F.A.I.R. Department of Public Welfare P.O. Box 8016 Harrisburg, PA 17105				
Re:	Mellon Bank	VS. Jacklyn Darlin	ng		
No:	14 of 1995 ED	No: 514	of	1994	JD

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Harry A. Roadarmel, Jr. Sheriff of Columbia County



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

PHONE (717) 784-1991

24 HOUR PHONE (717) 784-6300

Date:	<u>April 11, 1995</u>
	Commonwealth of Pennsylvania Department of Revenue - P.O. Box 2055 Bureau of Accounts Settlement Harrisburg, PA 17105
Re:	Mellon Bank vs. Jacklyn Darling
No:	14 of 1995 ED No: 514 of 1994 JD
Dear Si	ir:
Er	nclosed is a notice of an upcoming Sheriff's Sale, If you have any
	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



SHERIFF OF COLUMBIA COUNTY

PHONE (717) **XMXXXXX** 389-5622 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

Date:	April	11, 1	995 .						
To:	-Connie C	inghe	ent						
	R. 120 E	. 3rc	St.						
	Berwick,	PA :	L8603						
			 ,						
Re:M	ellon Banl	ζ	<u>.</u>		Vs	acklyn Da	arling	· · · · · · · · · · · · · · · · · · ·	
No:	<u>1</u> 4	_of_	1995	ED	No:	514	of_	1994	JD
			,						

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SHERIFF OF COLUMBIA COUNTY

PRONE (717) **ΧΩΙΧΙΧΟΙΙΚ** 389-5622 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

10:	Tax Claim Bureau Courthouse	_
	Bloomsburg, PA 17815	- -
Re∶	Mellon Bank	VS. Jacklyn Darling

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Harry Al Roadarmel, Jr. Sheriff of Columbia County



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

PHONE (717) X00XXVIX 389-5622 BLOOMSBURG, PA 17815

24 ROUR PHONE (717) 704-6300

	14 of 1995 ED	No:	514	of 1	4994
Re:	Mellon Bank	VS	Jacklyn	Darling	
•		_			
					
•	Bloomsburg, PA 17815				
	Courthouse	<u> </u>			
To:	Tax Assessment				
	<u>April 11, 1995</u>				

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Harry A. Roadarmel, Jr. Sheriff of Columbia County



SHERIEF OF COLUMBIA COUNTY

THOME (717) 389-5622 COURT HOUSE - P. O. BOX 300 RECOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

DATE	<u>April 11, 1</u> 995
RE	Sheriff's Sale Advertising Dates
	Mellon Bank vs. Jacklyn Darling
	No. 14 of 1995 ED No. 514 of 1994 D
Dear	Sir:
	Please advertise the enclosed SHERIFF SALE on the following dates:
	1st week <u>May 25, 1995</u> SALE June 15, 1995 at 10:00 A.M
	2nd week June 1, 1995
	3rd week <u>June 8, 1995</u>
	Feel free to contact me if you have any questions.
	Respectfully
	Hany O, Rozdamu
	Harry A Roadarmel, Jr. U Sheriff

A PROFESSIONAL CORPORATION

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

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

OF COUNSEL

LAW OFFICES SUITE SEVEN HUNDRED MELLON BANK CENTER

B WEST MARKET STREET WILKES-BARRE, PA 18701-1867

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

March 17, 1995

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

SOVEREIGN BUILDING 609 HAMILTON MALL ALLENTOWN, PA 18101-21H 16101 437 - 1584 FACSIMILE IGIOI 437-2629

SUITE 302 CAN DO BUILDING ONE SOUTH CHURCH STREET HAZLETON, PA 18201-6204 1717) 455-5141 FACSIMILE 17171 455-5182

*MEMBER NY BAR **MEKBER MA BAR ***MEHBER NJ BAR

ANDREW HOURIGAN, JR 1948-1976 MORRIS B. GELB 1929-1988

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

GEORGE A SPOHRER

MELLON BANK, N.A., (formerly UNITED PENN BANK) vs RE:

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

Very truly yours,

JONATHAN A. SPOHRER

And the Orapedia

JAS/isl Enclosures

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

ОМЕЗТІС ВЕТОВИ ВЕСЕІРТ	405 D	¢U.S. GPO: 1892—323	r 1991 a	Form 3811, Decem	Sd Z							
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 ⇒ 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 ceturn 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. 	A Article Addressed to: Cornie Gingher R. 120 E. 3rd St. Servick, PA 18603	5. Signature (Addressee) E. Signature (Addressee) E. Signature (Addressee) B. Signature (Addressee) B. Signature (Addressee) B. Signature (Addressee) B. Signature (Addressee)	**SENDER** • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Attach type from 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 jumber. • The Return Receipt will show to whom the article was delivered and the date delivered.	က်	8. Signature (Addressee) 6. Signature (Agent) 7 PS Form 3811 , December 1991 *U.S. GPO: 1892—323-402

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

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 81701-1867
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,

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- 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.

JONATHAN A. SPOHRER, ESQUIRE
ATTORNEY FOR PLAINTIFF

A PROFESSIONAL CORPORATION

By Jonathan A. Spohrer, Esquire ATTORNEY FOR Plaintiff

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Plaintiff, : CIVIL ACTION - LAW

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VS.

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(717) 784-8760

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

By: Jonathan A. Spohrer, ESQUIRE

ATTORNEY FOR PLAINTIFF

A PROFESSIONAL CORPORATION

By Jonathan A. Spohrer, Esquire ATTORNEY FOR Plaintiff

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UNITED PENN BANK), : OF COLUMBIA COUNTY

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Plaintiff, : CIVIL ACTION - LAW

: IN MORTGAGE FORECLOSURE

vs.

:

JACKLYN DARLING,

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Defendant : No. 514 of 1994

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By: Jonathan A. SPOHRER, ESQUIRE

YATTORNEY FOR PLAINTIFF

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 UNITED PENN BANK), Plaintiff	: IN THE COURT OF COMMON PLEAS : OF COLUMBIA COUNTY : 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

Jonathan A. Spohrer, Esquire

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	IN THE COURT OF COMMON PLEAS OF Columbia COUNTY, PENNSYLVANIA
UNITED PENN BANK) vs.	No514Term 1994 J.D.
JACKLYN DARLING	No. 1 4 Term 19 (1 E.D.
	WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania:	
County of Columbia	
TO THE SHERIFF OF <u>Columbia</u>	COUNTY, PENNSYLVANIA:
described property (specifically described property below See attached Exhibit	
Amount Due	16,286.39
	¥ <u></u>
Interest to March 15, 1995	\$1,346.40
as endorsed. Dated 3/20/1995	\$ 17,632.79 Plus costs and interest from March 15, 1995 Prothonotary, Court of Common Pleas of Columbia County, Pennsylvania

(SEAL)

ALL that certain 1 , piece or parcel of land tuate 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



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 UNITED PENN BANK),

: IN THE COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

Plaintiff

: CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

vs.

JACKLYN DARLING,

Defendant

No. 514 of 1994

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> A. SPOHRER, ESQUIRE Attorneys for Mellon Bank, N.A.

NGVEMBER 16, 1994 0000106-19079685

<u>60-160</u> 433

PAY EXACTLY************750DOLLARS AND OCCENTS

\$\$\$\$\$\$\$\$\$\$\$\$\$\$

\$

Pay to the order of

Mellon Bank, N.A. Pittsburgh, PA SHERIFF OF COLUMBIA COUNTY COLUMBIA COUNTY COURTHOUSE BLOOMSBURG PA 17815

Authorized Signature

1583052# #043301601# 900m1413#

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

30-57 313 26104

017263

3/17/95

******150.00

DATE

No.

AMOUNT

PAY EXACTLY

000337 SHERIFF

TO THE ORDER OF

CLIENT'S DISBURSEMENT ACCOUNT

VOID AFTER 90 DAYS

"O17263" 1:0313005751

ONE HUNDRED FIFTY DOLLARS & OO CENTS * *

303 234 OF

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 FORENCON 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, Bervick, Columbia Gounty, 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 therafter.

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

SHERIFF'S SALE

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