

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

Summit vs Dan & Mary L. L. L.  
NO. 77-70 E.D. NO. 77-70 J.D. DATE OF SALE \_\_\_\_\_ TIME OF SALE 10-12-75

DOCKET AND RETURN \$ 15.-  
SERVICE PER DEFENDANT OR GARNISHEE 45.-  
LEVY (PER PARCEL) 45.-  
MAILING COSTS 17.75  
ADVERTISING, SALE BILLS, & COPIES 12.-  
ADVERTISING SALE (PLUS NEWSPAPER) 17.75  
MILEAGE 10.-  
POSTING HANDBILLS 20.-  
CRYING?ADJOURN SALE (EACH SALE) \_\_\_\_\_  
SHERIFF'S DEED \_\_\_\_\_  
TRANSFER TAX FORM \_\_\_\_\_  
DISTRIBUTION FORM 20.-  
OTHER Copies 5.-

TOTAL.....\$ 250.50

PRESS-ENTERPRISE INC \$ 510.08  
SOLICITOR'S SERVICES 50.-

TOTAL.....560.08

PROTHONOTARY (NOTARY) \$ \_\_\_\_\_  
RECORDER OF DEEDS \_\_\_\_\_

OTHER \_\_\_\_\_

TOTAL.....

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
SCHOOL DISTRICT TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
DELINQUENT TAXES, 19 \_\_\_\_\_, 19 \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL.....

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL \_\_\_\_\_ 19 \_\_\_\_\_ \$ \_\_\_\_\_  
WATER--MUNICIPAL \_\_\_\_\_ 19 \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL.....

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....12.-

MISCELLANEOUS Summit \$ 16.45

TOTAL.....16.45

TOTAL COSTS (OPEN BID).....839.03

40.97

Name of Debtor:  
Lunger, David G  
Lunger, Mary E

Case No.:

A copy of debtor's Plan dated \_\_\_\_\_ is attached.  
----- PRIOR BANKRUPTCY CASE FILED WITHIN LAST 6 YEARS -----  
Location Where Filed ----- Case Number ----- Date Filed -----  
No Prior Bankruptcies  
- PENDING BANKRUPTCY CASE FILED BY ANY SPOUSE, PARTNER, OR AFFILIATE -  
Name of Debtor ----- Case Number ----- Date Filed -----  
No Pending Bankruptcies  
Relationship ----- District ----- Judge -----

----- REQUEST FOR RELIEF -----  
Debtor is eligible for and requests relief in accordance with the  
chapter of title 11 United States Code specified in this petition.

----- SIGNATURES -----  
Robert Spulman 10-4-95  
Attorney signature Date

----- INDIVIDUAL OR JOINT DEBTOR(S) -----  
I declare under penalty of perjury that the information provided in  
this petition is true and correct.

[Signature] [Signature]  
Signature of Debtor Signature of Joint Debtor  
Date: 10-4-95 Date: 10-4-95

----- EXHIBIT A -----  
| | Exhibit A is attached and made a part of this petition.  
----- INDIVIDUAL CHAPTER 7 DEBTOR WITH PRIMARILY CONSUMER DEBTS -----  
I am aware that I may proceed under Chapter 7, 11, 12, or 13 of title  
11, U.S.C., understand the relief available under such chapter, and  
choose to proceed under chapter 7 of such title. If I am represented  
by an attorney, Exhibit B has been completed.

Signature of Debtor Signature of Joint Debtor  
Date: \_\_\_\_\_ Date: \_\_\_\_\_

----- EXHIBIT B -----  
I, the attorney for the debtor(s) named in the foregoing petition,  
declare that I have informed the debtor(s) that the debtor(s) may  
proceed under chapter 7, 11, 12, or 13 of title 11 United States  
Code, and have explained the relief available under such chapter.  
Robert Spulman 10-4-95  
Signature of Attorney Date

## SHERIFF'S SALE - COSTS SHEET

Sorrenti, Frank

vs. David Henry Jager

NO. 7795 E.D. NO. 177 J.D. DATE OF SALE 9-10-75

DOCKET & LEVY	\$	45.00
SERVICE		17.75
MAILING		15.00
ADVERTISING, SALE BILLS & NEWSPAPERS		02.00
POSTING HANDBILLS		18.17
MILEAGE		35.00
CRYING/ADJOURN OF SALE		7.00
SHERIFF'S DEED		2.00
DISTRIBUTION		2.00
OTHER <u>Copies 10, 50</u>		2.00

TOTAL . . . . . \$ 555.75

PRESS-ENTERPRISE, INC.	\$	510.00
HENRIE <del>PRINTING</del>		
SOLICITOR'S SERVICES <u>Hargrove</u>		50.-

TOTAL . . . . . \$ 560.00

PROTHONOTARY:	LIENS LIST	\$	
	DEED NOTARIZATION		10.00
	OTHER		

TOTAL . . . . . \$

RECORDER OF DEEDS:	COPYWORK	\$	
	DEED		7.50
	OTHER		

TOTAL . . . . . \$

REAL ESTATE TAXES:		
BOROUGH/TWP. & COUNTY TAXES, 1975	\$	309.71
SCHOOL TAXES, DISTRICT		1015.37
DELINQUENT TAXES, 1973, 1974, 1975, 1976		4,462.17

TOTAL . . . . . \$ 77782.45

MUNICIPAL RENTS:		
SEWER - MUNICIPALITY	19	\$ -50-
WATER - MUNICIPALITY	19	-0-

TOTAL . . . . . \$ -50-

SURCHARGE FEE: (STATE TREASURER) TOTAL . . . . . \$ 12.00

MISCELLANEOUS: Roundings \$ 3,443.73 (8,461.76)

TOTAL . . . . . \$ 3,443.73

TOTAL COSTS . . . . . \$ 12,105.69

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS:

..... Paula Barry, Publisher's Assistant ....., being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the date of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on .. September 21, 28, October 5 ..... 1995 ..... exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise are interested in the subject matter of said notice and advertisement, and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

..... Paula J. Barry .....

Sworn and subscribed to before me this 5th day of OCTOBER ..... 1995.

.....  
(Notary Public)

My Commission Expires

Notary Public, Columbia County  
My Commission Expires July 3, 1999

And now, ....., 19....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

**TAX NOTICE** HEMLOCK TOWNSHIP

MAKE CHECKS PAYABLE TO:

Denise D Ottaviani  
116 Frosty Valley Road  
Bloomsburg, Pa 17815

HOURS Regular Hours

Tues & Thurs 1:30-5:00 pm  
After Oct 31 By Appointment Only  
PHONE (717) 784-9310

TAXES ARE DUE &amp; PAYABLE - PROMPT PAYMENT IS REQUESTED

MAIL  
LUNGER, DAVID G & MARY E  
26 LUNGER DRIVE  
BLOOMSBURG PA 17815

IF YOU DESIRE A RECEIPT ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

FOR COLUMBIA COUNTY				DATE	BILL NO.
				07/01/1995	00456
DESCR.	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	INCL. PENALTY
General Fund	44230	4.096	177.55	181.17	199.29
Sinking Fund		.250	10.84	11.06	12.17
Township R.E.		1.580	68.48	69.08	76.87
Fire		.340	14.74	15.04	16.54
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.				271.61	304.87
<b>PAY THIS AMOUNT</b> →				APRIL 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID ON OR BEFORE

TYPE: C PROPERTY DESCRIPTION CITY: LEBANON  
ACCT NO. 19078 Discount 2% 2%  
PARCEL 18,02--048-05,000 Penalty 10% 10%  
1.59 acres LAND 11,180  
BUILDINGS 33,050  
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT  
TOTAL ASSESSED 44,230

THIS TAX RETURNED  
TO COURT HOUSE 601  
JANUARY 01, 1995

**TAX NOTICE** HEMLOCK TWP

MAKE CHECKS PAYABLE TO:

DENISE D. OTTAVIANI  
116 FROSTY VALLEY ROAD  
BLOOMSBURG PA 17815

HOURS JULY-OCT OFFICE HOURS:

TUES & THURS 1:30-6:00PM  
AFTER OCT 31 BY APPT ONLY  
PHONE 717-784-9310

TAXES ARE DUE &amp; PAYABLE - PROMPT PAYMENT IS REQUESTED

MAIL  
LUNGER, DAVID G & MARY E  
26 LUNGER DRIVE  
BLOOMSBURG PA 17815

IF YOU DESIRE A RECEIPT ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

FOR BLOOMSBURG AREA SCHOOL DISTRICT				DATE	BILL NO.
				07/01/95	464
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	INCL. PENALTY
REAL ESTATE	44230.00	20.870	904.62	923.08	1015.39
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.				904.62	1015.39
<b>PAY THIS AMOUNT</b> →				AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID ON OR BEFORE

PROPERTY DESCRIPTION  
SCHOOL PENALTY AT 10%  
ACCT NO 18-19078  
PARCEL 18,02--048-05,000  
BUILDING 33050  
1.59 ACRES 11180  
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

THIS TAX RETURNED  
TO COURT HOUSE  
JANUARY 1, 1995

# LIEN CERTIFICATE

DATE 7/28/95

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, EXCLUDING: INTERIM TAX  
in Hemlock Township are as follows: BILLINGS

Owner or Reputed Owner: Lunger, David G. & Mary E.

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

Parcel No. 18-1-10-2 & 18-1-10-4 & 18-2-48-5

Description .30ac. .43 1.59 Ac.

YEAR	TOTAL
1993± 1994	\$6,462.17
TOTAL	\$6,462.17

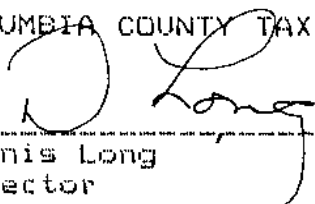
Inc. Lien Certif. Fee

The above figures represent the amount(s) due during the  
month of October 1995

Requested by Harry Roadarmel, Sheriff

~~XXXXXXXXXX~~

COLUMBIA COUNTY TAX CLAIM BUREAU

  
Dennis Long  
Director

ROVITO & ROVITO  
ATTORNEYS AT LAW  
SHAMOKIN, PENNSYLVANIA 17872  
FOUR WEST INDEPENDENCE STREET

Vincent V. Rovito, Jr., Esquire  
Identification #25674  
4 West Independence Street  
Shamokin, PA 17872  
717-648-1721  
Attorney For: GUARANTY BANK, N.A., Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION - LAW

GUARANTY BANK, N.A.,	:	
	:	CV-95-247
Plaintiff,	:	
	:	
VS.	:	50, 270, 1995
	:	
DAVID G. LUNGER, and	:	
MARY E. LUNGER,	:	FORECLOSURE
	:	
Defendants,	:	

FILED  
PROTHONOTARY  
CLERK OF COURTS OFFICE  
May 24 11 50 AM '95

PRAECIPE FOR JUDGMENT

TO THE PROTHONOTARY:

Enter judgment by default in favor of the Plaintiff and against the Defendants in the above captioned matter for failure to file an Answer to Plaintiff's Complaint, and assess Plaintiff's damages as follows:

Account #1604007145

a. Principal Balance	\$ 92,539.82
b. Interest to April 21, 1995	\$ 6,451.15
c. Late Charges and Satisfaction Fee	\$ 32.50
d. Attorney Collection Fees	<u>\$ 14,853.52</u>

TOTAL \$113,876.99

Account #1604350045

a. Principal Balance	\$ 47,442.79
b. Interest to April 21, 1995	\$ 3,237.71
c. Late Charges and Satisfaction Fee	\$ 32.50
d. Attorney Collection Fee	\$ 7,606.95

TOTAL \$ 58,319.95

Dated: April 20, 1995

I hereby enter judgment and assess damages as above.

Tanni B. Kline / ESB  
Prothonotary

5/24/1995 Judgment entered in the amount  
of \$182,196.94.

Tanni B. Kline / ESB



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

THURSDAY  
SEP 11 1995

THURSDAY  
SEP 11 1995

Rovito & Rovito  
Four West Independence St.  
Shamokin, PA 17872

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

Guaranty Bank

VS.

David & Mary Lunger

WRIT OF EXECUTION 29-95  
(MORTGAGE FORECLOSURE) 27-95

POSTING OF PROPERTY

SEP 11-95, at 1340 hrs. POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Home and Garage, on Lunger Drive, Hemlock Twp., Bloomsburg, Pa.  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF T. Chamberlain

SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN AND SUBSCRIBED BEFORE ME

THIS 11th  
DAY OF Sept 1995

JAMI B. KLINE, PROTHONOTARY OF  
COLUMBIA COUNTY

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17015

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

DATE: JULY 28, 1995

RE: Sheriff's Sale Advertising Dates

Guaranty Bank N.A. vs. David G and Mary E. LUNGER

No. 27 of 1995 ED No. 247 of 1995 JD

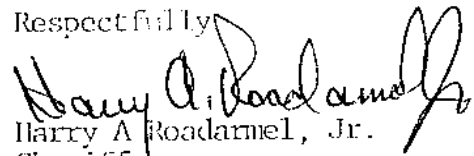
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week	<u>SEP 21, 1995</u>	SALE: OCT 12-1995 at 1000 AM
2nd week	<u>SEP 28, 1995</u>	
3rd week	<u>OCT 5, 1995</u>	

Feel free to contact me if you have any questions.

Respectfully

  
Harry A Roadarmel, Jr.  
Sheriff

PARCEL 3 ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern line of the public road leading from the Creek Road to Route No. 44, said iron pin being at the northeastern corner of land now or formerly of LeRoy Lunger; thence along the southern line of said public road, North Seventy-Seven (77) Degrees Fifteen (15) Minutes East, Ninety-Eight (98) Feet to an iron pin on line of land now or formerly of Boyd H. Lunger; thence along line of land now or formerly of Boyd H. Lunger, South Twelve (12) Degrees East, One Hundred Forty-Four (144) Feet to an iron pin; thence along line now or formerly of Boyd H. Lunger, South Eighty-One (81) Degrees West, Sixty-Two (62) Feet to an iron pin on line of land now or formerly of LeRoy Lunger; thence along line of land now or formerly of said LeRoy Lunger, North Twenty-Six (26) Degrees West, One Hundred Forty-Four (144) Feet to an iron pin on the southern line of said public road, the place of BEGINNING.

CONTAINING 0.23 acres of land as surveyed by Howard Fetterolf, R.E., on August 26, 1968.

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 in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of Guarantee Bank, N.A., against David G. LUNGER and Mary E. LUNGER and will be sold by the Columbia County Sheriff.

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 Columbia County Sheriff.

Vincent V. Rovito, Jr., ESQ.  
Attorney for Plaintiff

Harry A. Roadarmel Jr.  
Sheriff

Vincent V. Kovito, Jr., Esquire  
Identification #25674  
4 West Independence Street  
Shamokin, PA 17872  
717-648-1721  
Attorney For: GUARANTY BANK, N.A., Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION - LAW

GUARANTY BANK, N.A.,	:	
	:	CV-95-247
Plaintiff,	:	
	:	
VS.	:	
	:	
DAVID G. LUNGER, and	:	
MARY E. LUNGER,	:	FORECLOSURE
	:	
Defendants,	:	

AFFIDAVIT PURSUANT TO RULE 3129.1

GUARANTY BANK, N.A., 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 at 26 Lungers Drive, Bloomsburg, PA and 1.593 Acres of ground in Hemlock Township, Columbia County, Pennsylvania:

PARCEL NO. 1

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Commonwealth of Pennsylvania, bounded and described more fully as follows, to wit:

BEGINNING at an iron pin on the North edge of the right-of-way of Township Route No. 477, said iron pin also being the southwest corner of lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife and the southeast corner of lands herein described; thence by the North edge of right-of-way of Township Route No. 477, South Eighty (80)

Degrees Nine (09) Minutes Twenty-Six (26) Seconds West, Four Hundred Eighty and Seventy Hundredths (480.70) Feet; thence by the same, South Eighty (80) Degrees Thirty (30) Minutes Forty-Seven (47) Seconds West, Sixty and Five Hundredths (60.05) Feet to an iron pin; thence by lands of Donald J. Dieffenbacher and Harold K. Dieffenbacher, North Nine (09) Degrees Fifty-Seven (57) Minutes Twenty-Two (22) Seconds West, Sixty Eight and Twenty-Three Hundredths (68.23) Feet to an iron pin; thence by the same, North Sixty-Eight (68) Degrees Six (06) Minutes Thirty-Eight (38) Seconds East, Four Hundred Seventeen (417.00) Feet to an iron pin; thence by the same, North Sixty Two (62) Degrees Thirty-Seven (37) Minutes Thirty-Eight (38) Seconds East, One Hundred Forty-One and Forty-Five Hundredths (141.45) Feet to an iron pin; thence by other lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife, South Nine (09) Degrees Nineteen (19) Minutes Nineteen (19) Seconds East, One Hundred Ninety-Eight and Twenty-Five Hundredths (198.25) Feet to the place of **BEGINNING**.

**CONTAINING** 1.593 acres of land. This description is in accordance with a plat of survey prepared by L. Wayne Laidacker, P.L.S., dated October 11, 1989.

**PARCEL NO. 2**

**ALL THAT CERTAIN** piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, Bounded and described as follows, to wit:

**BEGINNING** at an iron pin corner situate along the southerly right-of-way line of Township Route No. 477, said point being in line of other lands now or formerly of David G. Lunger and Mary E. Lunger, his wife; thence along the lands now or formerly of said Lunger South Twenty-Eight (28) Degrees Forty-Five (45) Minutes East One Hundred Forty-Seven and Two Tenths (147.2) Feet to an iron pin corner in line of lands now or formerly of Boyd H. Lunger; thence along the lands now or formerly of Boyd H. Lunger South Seventy-Five (75) Degrees Thirty (30) Minutes West Twenty-Five (25) Feet to an iron pin corner in line of other lands now or formerly of Gary W. Fenstermacher; thence along the lands now or formerly of Fenstermacher North Nineteen (19) Degrees West One Hundred Forty-Five (145) Feet to an iron pin corner along the southerly line of Township Route No. 477 and being the point and place of **BEGINNING**.

CONTAINING 0.38 acres of land. Description prepared in accordance with Draft of Survey of A. Carl Wolfe, dated June 1, 1970.

PARCEL NO. 3

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern line of the public road leading from the Creek Road to Route No. 44, said iron pin being at the northeastern corner of land now or formerly of LeRoy Lunger; thence along the southern line of said public road, North Seventy-Seven (77) Degrees Fifteen (15) Minutes East, Ninety-Eight (98) Feet to an iron pin on line of land now or formerly of Boyd H. Lunger; thence along line of land now or formerly of Boyd H. Lunger, South Twelve (12) Degrees East, One Hundred Forty-Four (144) Feet to an iron pin; thence along line now or formerly of Boyd H. Lunger, South Eighty-One (81) Degrees West, Sixty-Two (62) Feet to an iron pin on line of land now or formerly of LeRoy Lunger; thence along line of land now or formerly of said LeRoy Lunger, North Twenty Six (26) Degrees West, One Hundred Forty-Four (144) Feet to an iron pin on the southern line of said public road, the place of BEGINNING.

CONTAINING 0.28 acres of land as surveyed by Howard Fetterolf, R.E., on August 25, 1968.

1. Name and address of owners or reputed owner(s):

Name:	Address:
David G. Lunger	26 Lungers Drive Bloomsburg, PA 17815
Mary E. Lunger	26 Lungers Drive Bloomsburg, PA 17815

2. Name and address of defendant(s) in the judgment:

Names:	Address:
David G. Lunger	26 Lungers Drive Bloomsburg, PA 17815
Mary E. Lunger	26 Lungers Drive Bloomsburg, PA 17815

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name:

Address:

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

Name

Address (if address cannot  
be reasonably ascertained,  
please so indicate)

5. Name and address of every other person who has any record lien on their property:

Name

Address (if address cannot  
be reasonably ascertained,  
please so indicate)

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name

Address (if address cannot be reasonably ascertained, please so indicate)

7. 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:

Name

Address (if address cannot be reasonably ascertained, please so indicate)



## VERIFICATION

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.

Date

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION LAW

GUARANTY BANK, N.A.,  
Plaintiff,

VS.

DAVID G. LUNGER, and  
MARY E. LUNGER,  
Defendants,

:  
: CV-95-247  
:  
:  
: *E. D. 27 of 1995*  
:  
: FORECLOSURE  
:  
:

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

TO:

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate)  
will be held on Oct. 12, 1995, 1995, at 1000 o'clock,  
A.M., local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal  
description mainly consisting of a statement of the measured  
boundaries of the property, together with a brief mention of the  
buildings and any major improvements on the land. (see  
description attached).

THE LOCATION of your property to be sold is: 26 Linger  
Drive, Bloomsburg, Columbia County, Pennsylvania, and 1.560 acres  
of land in Hemlock Township, Columbia County, Pennsylvania.

THE JUDGMENT under or pursuant to which your property is  
being sold is docketed to No. CV-95-247.

THE NAMES of the owners or reputed owners of this property  
is DAVID G. LINGER and MARY E. LUNGER.

A SCHEDULE OF DISTRIBUTION, being a list of persons and or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be dispersed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff within Thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing objections to it within Ten (10) days of the date it is filed. Information about the schedule of distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse, Bloomsburg, Pennsylvania, (717) 389-5600.

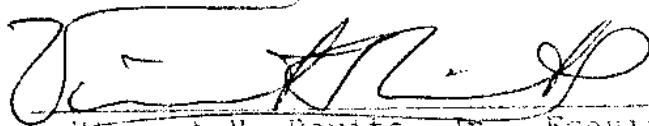
THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY. It has been issued because there is a judgment against you. It may cause your property to be held to be sold or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Court Administrator  
Columbia County Courthouse  
Bloomsburg, PA 17815  
(717) 389-5600

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a Petition with the Court of Common Pleas in Columbia County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a Petition with the same Court if you are aware of a legal defect in the obligation or procedure used against you.

  
\_\_\_\_\_  
Vincent V. Rovito, Jr., Esquire  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION - LAW

GUARANTY BANK, N.A.,  
Plaintiff,  
VS.  
DAVID G. LUNGER, and  
MARY E. LUNGER,  
Defendants,

CV-95-247  
FORECLOSURE

### JUDGMENT EXECUTION

PARCEL NO. 1

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Commonwealth of Pennsylvania, bounded and described more fully as follows, to wit:

BEGINNING at an iron pin on the North edge of the North edge of the right-of-way of Township Route No. 477, said iron pin also being the southwest corner of lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife and the southeast corner of lands herein described: thence by the North edge of the right-of-way of Township Route No. 477, South Eighty (80) Degrees Nine (09) Minutes Twenty-Six (26) Seconds West, Four Hundred Eighty and Seventy Hundredths (480.70) Feet; thence by the same, South Eighty (80) Degrees Thirty (30) Minutes Forty-Seven (47) Seconds West, Sixty and Five Hundredths (60.05) Feet to an iron pin; thence by lands of Donald J. Dieffenbacher and Harold E. Dieffenbacher, North Nine (09) Degrees Fifty-Seven (57) Minutes Twenty-Two (22) Seconds West, Sixty-Eight and Twenty-Three Hundredths (68.23) Feet to an iron pin; thence by the same, North Sixty-Eight (68) Degrees Six (06) Minutes Thirty-Eight (38) Seconds East, Four Hundred Seventeen (417.00) Feet to an iron pin; thence by the same, North Sixty-Two (62) Degrees Thirty-Seven (37) Minutes Thirty-Eight (38) Seconds East, One Hundred Forty-One and Forty-Five Hundredths (141.45) Feet to an iron pin; thence by other lands

now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife, South Nine (09) Degrees Nineteen (19) Minutes Nineteen (19) Seconds East, One Hundred Ninety-Eight and Twenty-Five Hundredths (198.25) Feet to the place of BEGINNING.

CONTAINING 1.593 acres of land. This description is in accordance with a plat of survey prepared by L. Wayne Laidacker, P.L.S., dated October 11, 1989.

PARCEL NO. 2

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner situate along the southerly right-of-way line of Township Route No. 477, said point being in line of other lands now or formerly of David G. Lunger and Mary E. Lunger, his wife; thence along the lands now or formerly of said Lunger South Twenty-Eight (28) Degrees Forty-five (45) Minutes East One Hundred Forty-Seven and Two Tenths (147.2) Feet to an iron pin corner in line of lands now or formerly of Boyd H. Lunger; thence along the lands now or formerly of Boyd H. Lunger South Seventy-Five (75) Degrees Thirty (30) Minutes West Twenty-Five (25) Feet to an iron pin corner in line of other lands now or formerly of Gary W. Fenstermacher; thence along the lands now or formerly of Fenstermacher North Ninety (90) Degrees West One Hundred Forty-Five (145) Feet to an iron pin corner along the southerly line of Township Route No. 477 and being the point and place of BEGINNING.

CONTAINING 0.08 acres of land. Description prepared in accordance with Draft of Survey of A. Carl Wollie, dated June 1, 1970.

PARCEL NO. 3

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern line of the public road leading from the Creek Road to Route No. 44, said iron pin being at the northeastern corner of land now or formerly of LeRoy Lunger; thence along the southern line of said public road, North Seventy-Seven

(77) Degrees Fifteen (15) Minutes East, Ninety-Eight (98) Feet to an iron pin on line of land now or formerly of Boyd H. Lunger; thence along line of land now or formerly of Boyd H. Lunger, South Twelve (12) Degrees East, One Hundred Forty-Four (144) Feet to an iron pin; thence along line now or formerly of Boyd H. Lunger, South Eighty-One (81) Degrees West, Sixty-Two (62) Feet to an iron pin on line of land now or formerly of LeRoy Lunger; thence along line of land now or formerly of said LeRoy Lunger, North Twenty Six (26) Degrees West, One Hundred Forty-Four (144) Feet to an iron pin on the southern line of said public road, the place of BEGINNING.

CONTAINING 0.28 acres of land as surveyed by Howard Fetterolf, K.E., on August 26, 1968.

• 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.

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
Small Business Administration  
20 N. Penna. Ave.  
Room 2327  
Wilkes-Barre, PA 18701

5. Signature (Addressee)

3. Signature (Agent)  
*Paul P. [Signature]*

PS Form 3811, December 1991 (U.S. GPO: 1993-352-714)

DOMESTIC RETURN RECEIPT

4a. Article Number **27-95**  
4b. Service Type  
☐ Registered  
☐ Insured  
☒ Certified  
☐ COD  
☐ Return Receipt for Merchandise  
7. Date of Delivery  
8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service

• 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.

1. ☐ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
Atty. Stephen Brandwene  
Dep. Atty. General  
Collection Unit-4th & Walnut St.  
Harrisburg, PA 17120

5. Signature (Addressee)

6. Signature (Agent)  
*Stephen Brandwene*

PS Form 3811, December 1991 (U.S. GPO: 1993-352-714)

DOMESTIC RETURN RECEIPT

4a. Article Number **27-95**  
4b. Service Type  
☐ Registered  
☐ Insured  
☒ Certified  
☐ COD  
☐ Return Receipt for Merchandise  
7. Date of Delivery  
8. Addressee's Address (Only if requested and fee is paid)

Is your RETURN ADDRESS completed on the reverse side?

3. Article Addressed to:  
Commonwealth of Pennsylvania  
Dept. of Revenue P.O. Box 2055  
Harrisburg, PA 17105

SENDER:  
• Complete items 1 and/or 2 for additional services.  
• 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.

4a. Article Number **27-95**  
4b. Service Type  
☐ Registered  
☐ Insured  
☒ Certified  
☐ COD  
☐ Return Receipt for Merchandise  
7. Date of Delivery  
8. Addressee's Address (Only if requested and fee is paid)

Is your RETURN ADDRESS completed on the reverse side?

3. Article Addressed to:  
Denise D. Ottaviani  
116 Frosty Valley Road  
Bloomsburg, PA 17815

SENDER:  
• Complete items 1 and/or 2 for additional services.  
• 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.

4a. Article Number **27-95**  
4b. Service Type  
☐ Registered  
☐ Insured  
☒ Certified  
☐ COD  
☐ Return Receipt for Merchandise  
7. Date of Delivery  
8. Addressee's Address (Only if requested and fee is paid)

Is your RETURN ADDRESS completed on the reverse side?

3. Article Addressed to:  
Office of P.A.I.R.  
P.O. Box 8016  
Harrisburg, PA 17105

SENDER:  
• Complete items 1 and/or 2 for additional services.  
• 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.

4a. Article Number **27-95**  
4b. Service Type  
☐ Registered  
☐ Insured  
☒ Certified  
☐ COD  
☐ Return Receipt for Merchandise  
7. Date of Delivery  
8. Addressee's Address (Only if requested and fee is paid)

DOMESTIC RETURN RECEIPT

PS Form 3811, December 1991 (U.S. GPO: 1993-352-714)



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

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

24 HOUR PHONE  
(717) 784-6300

Date: JULY 28-1995

To: Denise D. Ottaviani  
Tax Collector--Hemlock Twp.  
116 Frosty Valley Road  
Bloomsburg, PA 17815

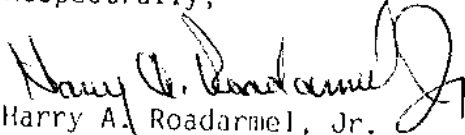
Re: Guaranty Bank N.A. VS. Gary G and Mary E Lunger  
No: 27 of 1995 No: 247 of 95 JD

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

ROVITO & ROVITO

ATTORNEYS AT LAW

SHAMOKIN, PENNSYLVANIA 17872

FOUR WEST INDEPENDENCE STREET

VINCENT V. ROVITO 1948-1983  
VINCENT V. ROVITO, JR. 1977-

AREA CODE 717  
TELEPHONE 648-1721  
FAX 717-644-0967

June 27, 1995

Harry A. Roadarwell, Jr., Sheriff  
Columbia County Courthouse  
P.O. Box 280  
Bloomsburg, PA 17815

Re: LUNGER FORECLOSURE

Dear Mr. Roadarwell:

Enclosed please find the rest of the paperwork you are in need of to proceed with the above foreclosure. If there is anything that I have forgotten, please do not hesitate to contact me.

I have previously sent you a check in the amount of Nine Hundred (\$900.00) Dollars in my letter of April 20, 1995. Thanking you very much for your kind courtesies and consideration in this matter, I remain,

Very truly yours

ROVITO & ROVITO



Vincent V. Rovito, Jr.

VVR/r/sow  
Enclosure

cc: Guaranty Bank, N.A.

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

FAX  
614-1967

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

3

8

1

1

8

1

3129.1

(1)

\* 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

\* 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

Vincent V. Kovacs, Jr., Esquire  
Identification #25074  
4 West Independence Street  
Sharon, PA 17870  
717-643-1721

Attorney for GUARANTY BANK, N.A., Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION - CAN

GUARANTY BANK, N.A.,

Plaintiff,

VS.

DAVID G. LUNGER, and  
MARY E. LUNGER,

Defendants,

:  
:  
: CV-15-247  
:  
:  
:  
:  
:  
: FORECLOSURE  
:  
:

AFFIDAVIT OF NON-MILITARY SERVICE

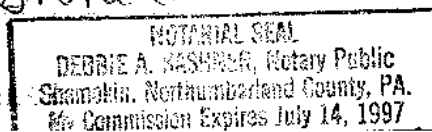
COMMONWEALTH OF PENNSYLVANIA :  
: SD:  
COUNTY OF NORTHAMBERLAND :

VINCE PURCELL, Vice President of Guaranty Bank, N.A.,  
and authorized to make this affidavit on its behalf, being duly  
sworn according to law, deposes and says that, to the best of his  
knowledge, information and belief, the Defendants, DAVID G.  
LUNGER and MARY E. LUNGER, are not in the Military Service and in  
no way subject to the provisions of the Soldiers' and Sailors'  
Civil Relief Acts.

  
Vincent A. Purcell

Sworn to and subscribed  
before me, a Notary  
Public, this 26th day  
of June, 1996.

  
Notary Public



BY COMMISSION EXPIRES

Vincent V. Revito, Jr., Esquire  
Identification #25674  
4 West Independence Street  
Shamokin, PA 17872  
717-646-1721  
Attorney For: GUARANTY BANK, N.A., Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION - LAW

GUARANTY BANK, N.A.,	:	
	:	CV-95-247
Plaintiff,	:	
	:	
VS.	:	
	:	
DAVID G. LUNGER, and	:	
MARY E. LUNGER,	:	FORCLOSURE
	:	
Defendants.	:	

To: HARRY A. ROADARMEL, JR., SHERIFF

Seize, levy, advertise and sell all the personal property of the  
defendant on the premises located at 26 Lungers Drive,  
Bloomsburg, Columbia County, Pennsylvania and 1.503 acres,  
Hemlock Township, Columbia County, Pennsylvania.

Seize, levy, advertise and sell all right, title and interest of  
the defendants in the following vehicle:

Make	Model	Motor Number	Serial Number	License Number
------	-------	--------------	---------------	----------------

which vehicle may be located at

You are hereby released from all responsibility in not placing  
watchmen or insurance on personal property levied on by virtue of  
this writ. Plaintiff guarantees towing and storage charges.

Vincent V. Rovito, Jr., Esquire  
Identification #25674  
4 West Independence Street  
Shamokin, PA 17872  
717-648-1721  
Attorney For: GUARANTY BANK, N.A., Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION - LAW

GUARANTY BANK, N.A.,

Plaintiff,

VS.

DAVID G. LUNGER, and  
MARY E. LUNGER,

Defendants.

:  
:  
:  
:  
:  
:  
:  
:  
:  
:

CV-95-247

ED 27 of 1995

FORECLOSURE

WRIT OF EXECUTION

NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of these major exemptions. You may have other exemptions or rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's office at the address noted.

You should come to Court ready to explain your exemption. If you do not come to Court and prove your exemption, you may lose some of your property.

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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
(717) 389-5600

Vincent V. Rovito, Jr., Esquire  
Identification #25674  
4 West Independence Street  
Shamokin, PA 17872  
717-648-1721  
Attorney For: **GUARANTY BANK, N.A., Plaintiff**

---

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION - LAW

GUARANTY BANK, N.A.,	:	
	:	CV-95-247
Plaintiff,	:	
	:	
VS.	:	
	:	
DAVID G. LUNGER, and	:	
MARY E. LUNGER,	:	FORECLOSURE
	:	
Defendants,	:	

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :  
: SS:  
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interests and costs against **DAVID G. LUNGER** and **MARY E. LUNGER**, defendants,

- (1) You are directed to levy upon the property of the defendants and to sell their interest therein;
  - (2) You are also directed to attach the property of the defendants not levied upon in the possession of \_\_\_\_\_ (Name of Garnishee), as garnishee,
- 

PARCEL NO. 1

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Commonwealth of



Pennsylvania, bounded and described more fully as follows, to wit:

**BEGINNING** at an iron pin on the North edge of the right-of-way of Township Route No. 477, said iron pin also being the southwest corner of lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife and the southeast corner of lands herein described; thence by the North edge of right-of-way of Township Route No. 477, South Eighty (80) Degrees Nine (09) Minutes Twenty-Six (26) Seconds West, Four Hundred Eighty and Seventy Hundredths (480.70) Feet; thence by the same, South Eighty (80) Degrees Thirty (30) Minutes Forty-Seven (47) Seconds West, Sixty and Five Hundredths (60.05) Feet to an iron pin; thence by lands of Donald J. Dieffenbacher and Harold K. Dieffenbacher, North Nine (09) Degrees Fifty-Seven (57) Minutes Twenty-Two (22) Seconds West, Sixty-Eight and Twenty-Three Hundredths (68.23) Feet to an iron pin; thence by the same, North Sixty-Eight (68) Degrees Six (06) Minutes Thirty-Eight (38) Seconds East, Four Hundred Seventeen (417.00) Feet to an iron pin; thence by the same, North Sixty-Two (62) Degrees Thirty-Seven (37) Minutes Thirty-Eight (38) Seconds East, One Hundred Forty-One and Forty-Five Hundredths (141.45) Feet to an iron pin; thence by other lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife, South Nine (09) Degrees Nineteen (19) Minutes Nineteen (19) Seconds East, One Hundred Ninety-Eight and Twenty-Five Hundredths (198.25) Feet to the place of **BEGINNING**.

**CONTAINING** 1.593 acres of land. This description is in accordance with a plat of survey prepared by L. Wayne Laidacker, P.L.S., dated October 11, 1989.

**PARCEL NO. 2**

**ALL THAT CERTAIN** piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, Bounded and described as follows, to wit:

**BEGINNING** at an iron pin corner situate along the southerly right-of-way line of Township Route No. 477, said point being in line of other lands now or formerly of David G. Lunger and Mary E. Lunger, his wife; thence along the lands now or formerly of said Lunger South Twenty-Eight (28) Degrees Forty-Five (45) Minutes

East One Hundred Forty-Seven and Two Tenths (147.2) Feet to an iron pin corner in line of lands now or formerly of Boyd H. Lunger; thence along the lands now or formerly of Boyd H. Lunger South Seventy-Five (75) Degrees Thirty (30) Minutes West Twenty-Five (25) Feet to an iron pin corner in line of other lands now or formerly of Gary W. Fenstermacher; thence along the lands now or formerly of Fenstermacher North Nineteen (19) Degrees West One Hundred Forty-Five (145) Feet to an iron pin corner along the southerly line of Township Route No. 477 and being the point and place of **BEGINNING.**

**CONTAINING** 0.08 acres of land. Description prepared in accordance with Draft of Survey of A. Carl Wolfe, dated June 1, 1970.

**PARCEL NO. 3**

**ALL THAT CERTAIN** piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pin on the southern line of the public road leading from the Creek Road to Route No. 44, said iron pin being at the northeastern corner of land now or formerly of LeRoy Lunger; thence along the southern line of said public road, North Seventy-Seven (77) Degrees Fifteen (15) Minutes East, Ninety-Eight (98) Feet to an iron pin on line of land now or formerly of Boyd H. Lunger; thence along line of land now or formerly of Boyd H. Lunger, South Twelve (12) Degrees East, One Hundred Forty-Four (144) Feet to an iron pin; thence along line now or formerly of Boyd H. Lunger, South Eighty-One (81) Degrees West, Sixty-Two (62) Feet to an iron pin on line of land now or formerly of LeRoy Lunger; thence along line of land now or formerly of said LeRoy Lunger, North Twenty Six (26) Degrees West, One Hundred Forty-Four (144) Feet to an iron pin on the southern line of said public road, the place of **BEGINNING.**

**CONTAINING** 0.28 acres of land as surveyed by Howard Fetterolf, R.E., on August 26, 1968.

and to notify the garnishee that

(a) An attachment has been issued;

- (b) The garnishee is enjoined from paying any debt to or for the account of the defendant and from delivering any property of the defendants or otherwise disposing thereof;
- (c) if property of the defendants not levied upon and subject to attachment is found in the possession of any one other than a named garnishee, you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

Amount due  
Interest from  
(Costs to be added)

\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

*Amount* 55.50 *Ad*  
*Judge* 9.00 *Ad*  
*Writ fees* 15.00 *Ad*  
*Sales* 5.00

Seal of the Court

*Tami B. Kline*  
(Name of prothonotary, Clerk)

By *Elizabeth A. Berman*  
(Deputy)

#### MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation
4. Social Security benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law.

Vincent V. Rovito, Jr., Esquire  
Identification #25674  
4 West Independence Street  
Shamokin, PA 17872  
717-648-1721  
Attorney For: **GUARANTY BANK, N.A., Plaintiff**

---

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION - LAW

**GUARANTY BANK, N.A.,**

Plaintiff,

VS.

**DAVID G. LUNGER, and  
MARY E. LUNGER,**

Defendants.

:  
: CV-95-247  
: *ES 2771995*  
:  
:  
:  
: FORECLOSURE  
:  
:

CLAIM FOR EXEMPTION

To the Sheriff:

I, the above-named defendant, claim exemption of property  
from levy or attachment:

(1) From my personal property in my possession which has been  
levied upon,

(a) I desire that my \$300 statutory exemption be

( ) (i) set aside in kind (specify property to be set  
aside in kind): \_\_\_\_\_

( ) (ii) paid in cash following the sale of the property  
levied upon; or

(b) I claim the following exemption (specify property and basis of exemption): \_\_\_\_\_

(2) From my property which is in the possession of a third party, I claim the following exemptions:

(a) my \$300 statutory exemption: [ ] in cash; [ ] in kind (specify property): \_\_\_\_\_;

(b) Social Security Benefits on deposit in the amount of \$\_\_\_\_\_;

(c) other (specify amount and basis of exemption): \_\_\_\_\_

I request a prompt court hearing to determine the exemption.  
Notice of the hearing should be given to me at \_\_\_\_\_  
(Address) \_\_\_\_\_ (Telephone Number).

Date: \_\_\_\_\_

\_\_\_\_\_  
David G. Lunger

\_\_\_\_\_  
Mary E. Lunger

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

THIS CLAIM TO BE FILED WITH THE OFFICE  
OF THE SHERIFF OF COLUMBIA COUNTY:

Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
Phone: (717) 389-5600

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: JULY 27-1995

To: Small Business Administration  
20 N. Penna. Avenue  
Room 2327  
Wilkes-Barre, PA 18701

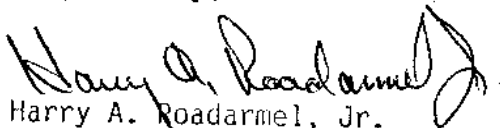
Re: Guaranty Bank N.A. VS. David G and Mary E. LUNGER  
No: 27 of 1995 ED No: 247 of 1995 JD

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  
300001 339-5622

24 HOUR PHONE  
(717) 784-6300

Date:

JULY 27-1995

To: Atty. Stephen Brandwene

Deputy Atty. General

Collection Unit - 4th & Walnut Streets

Harrisburg, PA 17120

Re: \_\_\_\_\_ VS. \_\_\_\_\_

Guaranty Bank N.A.

David G and Mary E. Langer

No: \_\_\_\_\_ of \_\_\_\_\_ ED

No: \_\_\_\_\_ of \_\_\_\_\_ JD

27

1995

247

1995

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,

*[Signature]*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

PHONE  
(717) 784-1991

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

24 HOUR PHONE  
(717) 784-6300

xxxxxx 389-5622

Date: JULY 27-1995

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

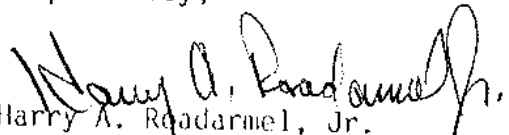
Re: Guaranty Bank N.A. VS. David G. and Mary H. Linger  
No: 27 of 1995 ED No: 247 of 1995 JD

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) 784-1999  
~~XXXX~~ 389-5622

24 HOUR PHONE  
(717) 784-6300

Date: JULY 27-1995

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

Re: Guaranty Bank N.A. VS. David G and Mary E. Linger

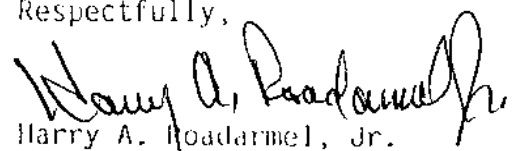
No: 27 of 1995 LD No: 247 of 1995 JD

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) 389-5622

24 HOUR PHONE  
(717) 784-6300

DATE: JULY 28, 1995

RE: Sheriff's Sale Advertising Dates

Guaranty Bank N.A. vs. David G and Mary E. LUNGER

No. 27 of 1995 ED No. 247 of 1995 JD

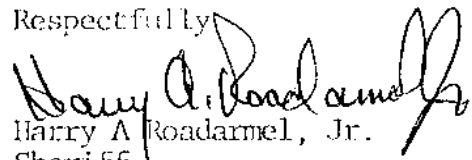
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week SEP 21, 1995 SALE: OCT 12-1995 at 1000 AM  
2nd week SEP 28, 1995  
3rd week OCT 5, 1995

Feel free to contact me if you have any questions.

Respectfully

  
Harry A Roadarmel, Jr.  
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) ~~744-6300~~  
389-5622

24 HOUR PHONE  
(717) 784-6300

Date: JULY 28-1995

To: Denise D. Ottaviani  
Tax Collector--Hemlock Twp.  
116 Frosty Valley Road  
Bloomsburg, PA 17815

Re: Guaranty Bank N.A. VS. Gary G and Mary E Lunger

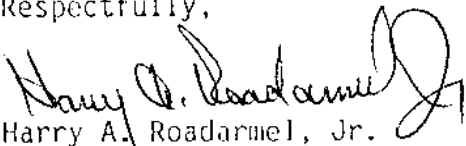
No: 27 of 1995 No: 247 of 95 JD

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. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815  
FAX 717-784-0257

PHONE  
~~717-389-6600~~  
717-389-5622

TELETYPE  
~~(717) 784-6100~~

Rovito & Rovito  
Four West Independence St.  
Shamokin, PA 17872

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

NO. 27 of 1995

WRIT OF EXECUTION CV 95-247

SERVICE ON Thursday

ON July 27, 1995 AT 1530 hours, A TRUE AND ATTESTED COPY  
OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN  
REAL ESTATE AND A COPY OF THE THE DESCRIPTION OF PROPERTY WAS SERVED ON David G.  
Lunger ( for he and his wife Mary E. ), AT 26 Lungner Drive, Bloomsburg, Pa.

BY ~~XXXXX~~ SHERIFF Harry A. Roadarmel Jr.

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S  
SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO David G. Lungner for him  
personally and on behalf of his wife. DATE OF SALE: OCT 12, 1995 at 1000 AM.

SO ANSWERS:

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME  
THIS \_\_\_\_\_

DAY OF \_\_\_\_\_ 19 \_\_\_\_\_

\_\_\_\_\_   
TAMI B. KLINE, PROTHONOTARY  
OF COLUMBIA COUNTY

SHERIFF

1. THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION - LAW

ELBERT BARK, R.A.,  
Plaintiff,  
VS.  
DAVID G. LUNGER, and  
MARY E. LUNGER,  
Defendants,

:  
:  
: CV-95-247  
:  
:  
:  
: C.D. 27 of 1995  
:  
: FORECLOSURE  
:  
:

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2

TO:

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held on Oct 12 95, 1995, at 1000 AM or soon thereafter, local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any major improvements on the land. (see description attached).

THE LOCATION of your property to be sold is: 25 Lunning Drive, Bloomsburg, Columbia County, Pennsylvania, and 1.563 acres of land in Hemlock Township, Columbia County, Pennsylvania.

THE JUDGMENT under or pursuant to which your property is being sold is docketed to No. CV-95-247.

THE NAMES of the owners or reputed owners of this property is DAVID G. LINGER and MARY E. LUNGER.

A SCHEDULE OF DISTRIBUTION, being a list of persons and or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff within Thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within Ten (10) days of the date it is filed. Information about the schedule of distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Pennsylvania, Columbia County Courthouse, Bloomsburg, Pennsylvania, (717) 389-5600.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY. It has been issued because there is a judgment against you. It may cause your property to be held to be sold or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you of the specifics of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Court Administrator  
Columbia County Courthouse  
Bloomsburg, PA 17815  
(717) 389-5600

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a Petition with the Court of Common Pleas in Cuyahoga County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a Petition with the same Court of Common Pleas if you are aware of a legal defect in the obligation or procedure used against you.

A handwritten signature in dark ink, appearing to read 'Vincent V. Ravito, Jr.', is written over a horizontal line.

Vincent V. Ravito, Jr., Esquire  
Attorney for Plaintiff



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION - LAW

GUARANTY BANK, N.A.,  
Plaintiff,  
VS.  
DAVID G. LUNGER, and  
MARY E. LUNGER,  
Defendants.

:  
:  
: CV-95-247  
:  
:  
:  
:  
:  
:  
: FORECLOSURE  
:  
:

JUDGMENT EXECUTION

PARCEL NO. 1

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Commonwealth of Pennsylvania, bounded and described more fully as follows, to wit:

BEGINNING at an iron pin on the North edge of the right-of-way of Township Route No. 477, said area is also being the southwest corner of lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife and the southeast corner of land herein described; thence by the North edge of right-of-way of Township Route No. 477, South Eighty (80) Degrees Nine (09) Minutes Twenty-Six (26) Seconds West, Four Hundred Eighty and Seventy Hundredths (480.70) Feet; thence by the same, South Eighty (80) Degrees Thirty (30) Minutes Forty-Seven (47) Seconds West, Sixty and Five Hundredths (60.05) Feet to an iron pin; thence by lands of Donald J. Dieffenbacher and Harold K. Dieffenbacher, North Nine (09) Degrees Fifty-Seven (57) Minutes Twenty-Two (22) Seconds West, Sixty-eight and Twenty-Three Hundredths (68.23) Feet to an iron pin; thence by the same, North Sixty-Eight (68) Degrees Six (06) Minutes Thirty-Eight (38) Seconds East, Four Hundred Seventeen (417.00) Feet to an iron pin; thence by the same, North Sixty-Two (62) Degrees Thirty-Seven (37) Minutes Thirty-Eight (38) Seconds East, One Hundred Forty-One and Forty-Five Hundredths (141.45) Feet to an iron pin; thence by other lands

now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife, South Nine (09) Degrees Nineteen (19) Minutes Nineteen (19) Seconds East, One Hundred Ninety-Eight and Twenty-Five Hundredths (198.25) Feet to the place of **BEGINNING**.

**CONTAINING** 1.593 acres of land. This description is in accordance with a plat of survey prepared by L. Wayne Laidacker, P.L.S., dated October 11, 1989.

**PARCEL NO. 2**

**ALL THAT CERTAIN** piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, Bounded and described as follows, to wit:

**BEGINNING** at an iron pin corner situate along the southerly right-of-way line of Township Route No. 47, said point being in line of other lands now or formerly of David G. Lunger and Mary E. Lunger, his wife; thence along the lands now or formerly of said land of South Twenty-Eight (28) Degrees Forty-Five (45) Minutes East One Hundred Forty-Seven and Two Tenths (147.2) Feet to an iron pin corner in line of lands now or formerly of Lloyd H. Lunger; thence along the land now or formerly of Lloyd H. Lunger South Seventy-Five (75) Degrees Thirty (30) Minutes West Twenty-Five (25) Feet to an iron pin corner in line of other lands now or formerly of Gary W. Fenstermacher; thence along the lands now or formerly of Fenstermacher North Nineteen (19) Degrees West One Hundred Forty-Five (145) Feet to an iron pin corner along the southerly line of Township Route No. 477 and being the point and place of **BEGINNING**.

**CONTAINING** 0.08 acres of land. Description prepared in accordance with Draft of Survey of A. Carl Wolfe, dated June 1, 1970.

**PARCEL NO. 3**

**ALL THAT CERTAIN** piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pin on the southern line of the public road leading from the Creek Road to Route No. 44, said iron pin being at the northeastern corner of land now or formerly of LeRoy Lunger; thence along the southern line of said public road, North Seventy-Seven

(77) Degrees Fifteen (15) Minutes East, Ninety-Eight (98) Feet to an iron pin on line of land now or formerly of Boyd H. Lunger; thence along line of land now or formerly of Boyd H. Lunger, South Twelve (12) Degrees East, One Hundred Forty-Four (144) Feet to an iron pin; thence along line now or formerly of Boyd H. Lunger, South Eighty-One (81) Degrees West, Sixty Two (62) Feet to an iron pin on line of land now or formerly of LeRoy Lunger; thence along line of land now or formerly of said LeRoy Lunger, North Twenty Six (26) Degrees West, One Hundred Forty-Four (144) Feet to an iron pin on the southern line of said public road, the place of BEGINNING.

CONTAINING 0.28 acres of land as surveyed by Howard Fetteroli, R.E., on August 26, 1968.

Vincent V. Rovito, Jr., Esquire  
Identification #23674  
4 West Independence Street  
Shamokin, PA 17872  
717-648-1721  
Attorney For: GUARANTY BANK, N.A., Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION - LAW

GUARANTY BANK, N.A.,	:	
	:	CV-95-247
Plaintiff,	:	
	:	
VS.	:	
	:	
DAVID G. LUNGER, and	:	
MARY E. LUNGER,	:	FORECLOSURE
	:	
Defendants,	:	

WRIT OF EXECUTION

NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300. There are other exemptions which may be applicable to you. Attached is a summary of some of these major exemptions. You may have other exemptions or rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's office at the address noted.

You should come to Court ready to explain your exemption. If you do not come to Court and prove your exemption, you may lose some of your property.

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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815  
(717) 389-5600

Vincent V. Rovito, Jr., Esquire  
Identification #25674  
4 West Independence Street  
Shamokin, PA 17872  
717-648-1721  
Attorney For: GUARANTY BANK, N.A., Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION - LAW

GUARANTY BANK, N.A., :  
 :  
Plaintiff, : CV-95-247  
 :  
VS. :  
 :  
DAVID G. LUNGER, and :  
MARY E. LUNGER, : FORECLOSURE  
 :  
Defendants, :

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :  
 : SS:  
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interests and costs against DAVID  
G. LUNGER and MARY E. LUNGER, defendants.

- (1) You are directed to levy upon the property of the defendants  
and to sell their interest therein;
- (2) You are also directed to attach the property of the  
defendants not levied upon in the possession of  
.....(Name of Garnishee), as garnishee,

PARCEL NO. 1

ALL THAT CERTAIN piece, parcel or tract of land situate  
in Hemlock Township, Columbia County, Commonwealth of

Pennsylvania, bounded and described more fully as follows, to wit:

**BEGINNING** at an iron pin on the North edge of the right-of-way of Township Route No. 477, said iron pin also being the southwest corner of lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife and the southeast corner of lands herein described: thence by the North edge of right-of-way of Township Route No. 477, South Eighty (80) Degrees Nine (09) Minutes Twenty-Six (26) Seconds West, Four Hundred Eighty and Seventy Hundredths (480.70) Feet; thence by the same, South Eighty (80) Degrees Thirty (30) Minutes Forty-Seven (47) Seconds West, Sixty and Five Hundredths (60.05) Feet to an iron pin; thence by lands of Donald J. Dieffenbacher and Harold K. Dieffenbacher, North Nine (09) Degrees Fifty-Seven (57) Minutes Twenty-Two (22) Seconds West, Sixty-Eight and Twenty-Three Hundredths (68.23) Feet to an iron pin; thence by the same, North Sixty-Eight (68) Degrees Six (06) Minutes Thirty-Eight (38) Seconds East, Four Hundred Seventeen (417.00) Feet to an iron pin; thence by the same, North Sixty-Two (62) Degrees Thirty-Seven (37) Minutes Thirty-Eight (38) Seconds East, One Hundred Forty-One and Forty-Five Hundredths (141.45) Feet to an iron pin; thence by other lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife, South Nine (09) Degrees Nineteen (19) Minutes Nineteen (19) Seconds East, One Hundred Ninety-Eight and Twenty-Five Hundredths (198.25) Feet to the place of **BEGINNING**.

**CONTAINING** 1.593 acres of land. This description is in accordance with a plat of survey prepared by L. Wayne Laidacker, P.L.S., dated October 11, 1989.

**PARCEL NO. 2**

**ALL THAT CERTAIN** piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, Bounded and described as follows, to wit:

**BEGINNING** at an iron pin corner situate along the southerly right-of-way line of Township Route No. 477, said point being in line of other lands now or formerly of David G. Lurger and Mary E. Lurger, his wife; thence along the lands now or formerly of said Lurger South Twenty-Eight (28) Degrees Forty-Five (45) Minutes

East One Hundred Forty-Seven and Two Tenths (147.2) Feet to an iron pin corner in line of lands now or formerly of Boyd H. Lunger; thence along the lands now or formerly of Boyd H. Lunger South Seventy-Five (75) Degrees Thirty (30) Minutes West Twenty-Five (25) Feet to an iron pin corner in line of other lands now or formerly of Gary W. Fenstermacher; thence along the lands now or formerly of Fenstermacher North Nineteen (19) Degrees West One Hundred Forty-Five (145) Feet to an iron pin corner along the southerly line of Township Route No. 477 and being the point and place of **BEGINNING.**

**CONTAINING** 0.08 acres of land. Description prepared in accordance with Draft of Survey of A. Carl Wolfe, dated June 1, 1970.

PARCEL NO. 3

**ALL THAT CERTAIN** piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at an iron pin on the southern line of the public road leading from the Creek Road to Route No. 44, said iron pin being at the northeastern corner of land now or formerly of LeRoy Lunger; thence along the southern line of said public road, North Seventy-Seven (77) Degrees Fifteen (15) Minutes East, Ninety-Eight (98) Feet to an iron pin on line of land now or formerly of Boyd H. Lunger; thence along line of land now or formerly of Boyd H. Lunger, South Twelve (12) Degrees East, One Hundred Forty-Four (144) Feet to an iron pin; thence along line now or formerly of Boyd H. Lunger, South Eighty-One (81) Degrees West, Sixty-Two (62) Feet to an iron pin on line of land now or formerly of LeRoy Lunger; thence along line of land now or formerly of said LeRoy Lunger, North Twenty Six (26) Degrees West, One Hundred Forty-Four (144) Feet to an iron pin on the southern line of said public road, the place of **BEGINNING.**

**CONTAINING** 0.28 acres of land as surveyed by Howard Fetterolf, R.E., on August 26, 1968.

and to notify the garnishee that

(a) An attachment has been issued;



(b) The garnishee is enjoined from paying any debt to or for the account of the defendant and from delivering any property of the defendants or otherwise disposing thereof;

(c) if property of the defendants not levied upon and subject to attachment is found in the possession of any one other than a named garnishee, you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

Amount due \$ \_\_\_\_\_  
Interest from \$ \_\_\_\_\_  
(Costs to be added) \$ \_\_\_\_\_

\_\_\_\_\_  
(Name of prothonotary, Clerk)

Seal of the Court

By \_\_\_\_\_  
(Deputy)

#### MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

1. \$300 statutory exemption
2. Bicycles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation
4. Social Security benefits
5. Certain retirement funds and accounts
6. Certain veteran and armed forces benefits
7. Certain insurance proceeds
8. Such other exemptions as may be provided by law.

Vincent V. Rovito, Jr., Esquire  
Identification #25574  
4 West Independence Street  
Shamokin, PA 17872  
717-648 1721  
Attorney For: GUARANTY BANK, N.A., Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA  
CIVIL ACTION - LAW

GUARANTY BANK, N.A.,	:	
	:	CV 05-247
Plaintiff,	:	
	:	
VS.	:	
	:	
DAVID G. LUNGER, and	:	
MARY E. LUNGER,	:	FORECLOSURE
	:	
Defendants,	:	

CLAIM FOR EXEMPTION

To the Sheriff:

I, the above-named defendant, claim exemption of property  
from levy or attachment:

(1) From my personal property in my possession which has been  
levied upon.

(a) I desire that my A300 statutory exemption be

I / (i) set aside in kind (specify property to be set  
aside in kind):

I / (ii) paid in cash following the sale of the property  
levied upon; or

(b) I claim the following exemption (specify property and basis of exemption): \_\_\_\_\_

(2) From my property which is in the possession of a third party, I claim the following exemptions:

(a) my \$300 statutory exemption: */ /* in cash; */ /* in kind (specify property): \_\_\_\_\_;

(b) Social Security Benefits on deposit in the amount of \$ \_\_\_\_\_;

(c) other (specify amount and basis of exemption): \_\_\_\_\_

\_\_\_\_\_

I request a prompt court hearing to determine the exemption. Notice of the hearing should be given to me at \_\_\_\_\_ (Address) \_\_\_\_\_ (Telephone Number).

Date: \_\_\_\_\_

\_\_\_\_\_  
David G. Langer

\_\_\_\_\_  
Mary E. Langer

I verify that the statements made in this Claim for Exemption are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

THIS CLAIM TO BE FILED WITH THE OFFICE  
OF THE SHERIFF OF COLUMBIA COUNTY:

Columbia County Courthouse  
P.O. Box 180  
Bloomsburg, PA 17815  
Phone: (717) 389-5800

PARCEL NO. 1

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Commonwealth of Pennsylvania, bounded and described more fully as follows, to wit:

BEGINNING at an iron pin on the North edge of the right-of-way of Township Route No. 477, said iron pin also being the southwest corner of lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife and the southeast corner of lands herein described; thence by the North edge of right-of-way of Township Route No. 477, South Eighty (80) Degrees Nine (09) Minutes Twenty-Six (26) Seconds West, Four Hundred Eighty and Seventy Hundredths (480.70) Feet; thence by the same, South Eighty (80) Degrees Thirty (30) Minutes Forty-Seven (47) Seconds West, Sixty and Five Hundredths (60.05) Feet to an iron pin; thence by lands of Donald J. Dieffenbacher and Harold K. Dieffenbacher, North Nine (09) Degrees Fifty-One (57) Minutes Twenty-Two (22) Seconds West, Sixty Eight and Twenty-Three Hundredths (68.23) Feet to an iron pin; thence by the same, North Sixty-Eight (68) Degrees Six (06) Minutes Thirty-Eight (38) Seconds East, Four Hundred Seventeen (417.00) Feet to an iron pin; thence by the same, North Sixty-Two (62) Degrees Thirty-Seven (37) Minutes Thirty-Eight (38) Seconds East, One Hundred Forty-One and Forty-Five Hundredths (141.45) Feet to an iron pin; thence by other lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife, South Nine (09) Degrees Nineteen (19) Minutes Nineteen (19) Seconds East, One Hundred Ninety-Eight and Twenty-Five Hundredths (198.25) Feet to the place of BEGINNING.

CONTAINING 1.590 acres of land. This description is in accordance with a plat of survey prepared by L. Wayne Leidacker, P.L.S., dated October 11, 1989.

PARCEL NO. 2

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner situate along the southerly right-of-way line of Township Route No. 477, said point being in line of other lands now or formerly of David G. Lunger and Mary E. Lunger, his wife;

thence along the lands now or formerly of said Lunger South Twenty-Eight (28) Degrees Forty-Five (45) Minutes East One Hundred Forty-Seven and Two Tenths (147.2) Feet to an iron pin corner in line of lands now or formerly of Boyd H. Lunger; thence along the lands now or formerly of Boyd H. Lunger South Seventy-Five (75) Degrees Thirty (30) Minutes West Twenty-Five (25) Feet to an iron pin corner in line of other lands now or formerly of Gary W. Fenstermacher; thence along the lands now or formerly of Fenstermacher North Nineteen (19) Degrees West One Hundred Forty-Five (145) Feet to an iron pin corner along the southerly line of Township Route No. 477 and being the point and place of BEGINNING.

CONTAINING 0.08 acres of land. Description prepared in accordance with Draft of Survey of A. Carl Wolfe, dated June 1, 1970.

PARCEL NO. 3

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southern line of the public road leading from the Creek Road to Route No. 44, said iron pin being at the northeastern corner of land now or formerly of LeRoy Lunger; thence along the southern line of said public road, North Seventy-Seven (77) Degrees Fifteen (15) Minutes East, Ninety-Eight (98) Feet to an iron pin on line of land now or formerly of Boyd H. Lunger; thence along line of land now or formerly of Boyd H. Lunger, South Twelve (12) Degrees East, One Hundred Forty-Four (144) Feet to an iron pin; thence along line now or formerly of Boyd H. Lunger, South Eighty-One (81) Degrees West, Sixty-Two (62) Feet to an iron pin on line of land now or formerly of LeRoy Lunger; thence along line of land now or formerly of said LeRoy Lunger, North Twenty Six (26) Degrees West, One Hundred Forty-Four (144) Feet to an iron pin on the southern line of said public road, the place of BEGINNING.

CONTAINING 0.28 acres of land as surveyed by Howard Petterolf, R.E., on August 26, 1968.

REMITTER

Lunger Foreclosure

**Guaranty**  
Bank

50664

April 21 19 95

60-263313

PAY TO THE ORDER OF Columbia County Sheriff

\$ 900.00

DOLLARS

900 00

**CASHIER'S CHECK**

⑈050664⑈ ⑆031302638⑆ 01 0757500⑈01

*Cynthia L. Burroughs*  
DK

BY VIRTUE OF A WRIT OF EXECUTION NO. 27 of 1995 and J.D. 95-247 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE COLUMBIA COUNTY SHERIFF'S OFFICE, COURT HOUSE, WEST MAIN STREET, TOWN OF BLOOMSBURG, PA.

OCTOBER 12-1995 AT 1000 AM

IN THE FORENOON OF SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND SITUATED IN THE TOWNSHIP OF HEMLOCK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL 1 ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Commonwealth of Pennsylvania, bounded and described more fully as follows, to wit:

BEGINNING at an iron pin on the North edge of the right-of-way of Township Route No. 477, said iron pin also being the southwest corner of lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife and the southeast corner of lands herein described; thence by the North edge of right-of-way of Township Route No. 477, South Eighty (80) Degrees Nine (09) Minutes Twenty-Six (26) Seconds West, Four Hundred Eighty and Seventy Hundredths (480.70) Feet; thence by the same, South Eighty (80) Degrees Thirty (30) Minutes Forty-Seven (47) Seconds West, Sixty and Five Hundredths (60.05) Feet to an iron pin; thence by lands of Donald J. Dieffenbacher and Harold R. Dieffenbacher, North Nine (09) Degrees Fifty-Seven (57) Minutes Twenty-Two (22) Seconds West, Sixty-Eight and Twenty-Three Hundredths (68.23) Feet to an iron pin; thence by the same, North Sixty-Eight (68) Degrees Six (06) Minutes Thirty-Eight (38) Seconds East, Four Hundred Seventeen (417.00) Feet to an iron pin; thence by the same, North Sixty-Two (62) Degrees Thirty-Seven (37) Minutes Thirty-Eight (38) Seconds East, One Hundred Forty-One and Forty-Five Hundredths (141.45) Feet to an iron pin; thence by other lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife, South Nine (09) Degrees Nineteen (19) Minutes Nineteen (19) Seconds East, One Hundred Ninety-Eight and Twenty-Five Hundredths (198.25) Feet to the place of BEGINNING.

CONTAINING 1.593 acres of land. This description is in accordance with a plat of survey prepared by L. Wayne Laidacker, P.L.S., dated October 11, 1989.

PARCEL 2 ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin corner situate along the southerly right-of-way line of Township Route No. 477, said point being in line of other lands now or formerly of David G. Lunger and Mary E. Lunger, his wife; thence along the lands now or formerly of said Lunger South Twenty-Eight (28) Degrees Forty-Five (45) Minutes East One Hundred Forty-Seven and Two Tenths (147.2) Feet to an iron pin corner in line of lands now or formerly of Boyd H. Lunger; thence along the lands now or formerly of Boyd H. Lunger South Seventy-Five (75) Degrees Thirty (30) Minutes West Twenty-Five (25) Feet to an iron pin corner in line of other lands now or formerly of Gary W. Fenstermacher; thence along the lands now or formerly of Fenstermacher North Nineteen (19) Degrees West One Hundred Forty-Five (145) Feet to an iron pin corner along the southerly line of Township Route No. 477 and being the point and place of BEGINNING.

CONTAINING 0.08 acres of land. Description prepared in accordance with Draft of Survey of A. Carl Wolfe, dated June 1, 1970.



# S H E R I F F ' S   S A L E

BY VIRTUE OF A WRIT OF EXECUTION NO.35 OF 19 96AND J.D.1706-<sup>95</sup>~~95~~SUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN THE COLUMBIA COUNTY SHERIFF'S OFFICE, COURT HOUSE, WEST MAIN STREET, TOWN OF BLOOMSBURG, PENNA.

SEPTEMBER 5, 1996 AT 1030 AM

IN THE FORENOON OF SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND SITUATED IN THE BOROUGH OF BERWICK, COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUND AND DESCRIBED AS FOLLOWS, TO WIT:

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 the Southerly side of Sterling Avenue at the northwesterly corner of Lot No. 15; thence easterly along the southerly side of Sterling Avenue a distance of 45 feet the northwesterly corner of Lot No. 17; thence southerly along the westerly side of Lot No. 17 a distance of 97.5 feet, more or less, to the northerly side of D.L. & W. Railroad Company; thence in a southwesterly direction along the northerly side of D.L. & W. Railroad Company, 46 feet to the southeasterly corner of Lot No. 15; thence along the easterly side of Lot No. 15 a distance of 103.4 feet to Sterling Avenue, the place of Beginning. This description is intended to convey Lot No. 16.

HAVING erected thereon a dwelling known as 1126 Sterling Avenue, Berwick, PA 18603.

PARCEL NO.: 04C-03-7-1.

BEING the same premises which Barbara J. Communtzis, unmarried, by her Deed dated November 5, 1993 and recorded in the Recorder's Office of Columbia County, Pennsylvania on November 10, 1993 in Deed Book Volume 552, page 459, granted and conveyed unto Maurice W. Bedient, Jr. and Christine A. Bedient, his wife.

SEIZED IN EXECUTION as the property of Maurice W. Bedient, Jr. and Christine A. Bedient, his wife, at the suit of Norwest Mortgage, Inc., A Minnesota Corporation, Assignee of Molton, Allen & Williams Corporation on Judgment No. 95 CV 1102.

TERMS OF SALE: Ten (10) percent cash of cashier's check at time of sale, balance in cash or certified check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS will take notice that a Schedule of Distribution will be filed by June 20, 1996 and the Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days of posting.

Attorney for Plaintiff:  
Louis P. Vitti, ESQ.  
916 Fifth Ave.,  
Pittsburgh, PA. 15219

Harry A. Roadarmel Jr.  
Sheriff of Columbia County