# REAL ESTATE

# SHERIFF'S SALE--COST SHEET

<u>(</u>	With Mary Land	VS DOUND PARKY LUNGER
NO	79-70 E.D. NO. 77-90 J.D.	DATE OF SALETIME OF SALE_10-12-75
	DOCKET AND RETURN SERVICE PER DEFENDANT OR GARNISHEE LEVY (PER PARCEL) MAILING COSTS ADVERTISING, SALE BILLS, & COPIES ADVERTISING SALE (PLUS NEWSPAPER) MILEAGE POSTING HANDBILLS CRYING?ADJOURN SALE (EACH SALE) SHERIFF'S DEED TRANSFER TAX FORM DISTRIBUTION FORM OTHER Copyright	\$   15, 1
	TOTAL	<u>950,5</u> 0
	PRESS-ENTERPRISE INC SOLICITOR'S SERVICES	\$ <u>510.08</u> 
	TOTAL	540,08
	PROTHONUTARY (NOTARY) RECORDER OF DEEDS	\$
	OTHER	. <del> </del>
	TOTAL	
	REAL ESTATE TAXES:  BOROUGH, TWP. & COUNTY TAXES, 19 SCHOOL DISTRICT TAXES, 19 DELINQUENT TAXES, 19, T9	\$\$ \$
	TOTAL	· · · · · · · · · · · · · · · · · · ·
	MUNICIPAL FEES DUE:	
	SEWERMUNICIPAL 19 WATERMUNICIPAL 19	\$ \$
	SURCHARGE FEE: STATE TREASURER (TRAININ	<del></del>
	MISCELLANEOUS VALUE OF THE PROPERTY OF THE PRO	_
		ts (OPEN BID)839.03
		40.97 C

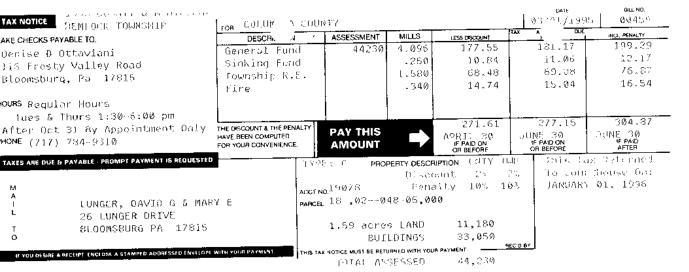
Name of Debtor: Lunger, David G Lunger, Mary E Case No.:

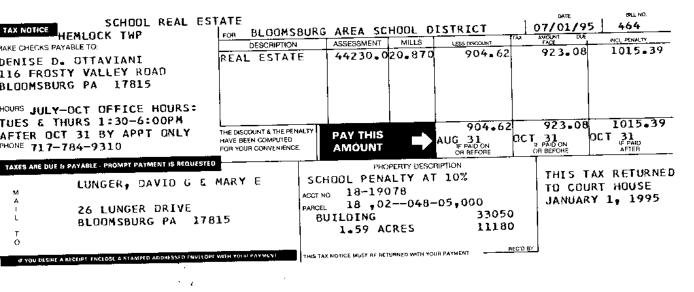
unger, narr =	
	<u>†</u>
A copy of debtor's Plan dated PRIOR BANKRUPTCY CASE FILE	D WITHIN LAST 6 YEARS!
Location Where Filed No Prior Bankruptcies	
- PENDING BANKRUPTCY CASE FILED BY AN Name of Debtor	Y SPOUSE, PARTNER, OR AFFILIATE Case Number Date Filed
Relationship District	RELIEF
Debtor is eligible for and requests rechapter of title 1 United States Cod	relief in accordance with the
chapter of title if united states cod	JRES////
SIGNATU	16.29 40
Attorney signature	)ate
I declare under penalty of perjury th	NT DEBTOR(S)
this petition is true and correct.	
1 C C T T T	1/7/12 4
of Pohtor	Signature of Joint Debtor
	Date: ///-/-//
EXHIBIT	A
Exhibit A is attached and made a	part of this petition.
I am aware that I may proceed under (	Thanter 7. 11. 12. or 13 of title
lii ii c c - undawetand the relief av	allante under Such Chapter, and
choose to proceed under chapter 7 of	such title. If I am represented
by an attorney, Exhibit B has been co	ompleted.
	Signature of Joint Debtor
Date:	Date:
EXHIBIT	B
I, the attorney for the debtor(s) named declare that I have informed the debt proceed under chapter 7/11, 12, or code, and have explained the relief	tor(s) that the debtor(s) may
/ · · · · · · · · · · · · · · · · · · ·	Date

						CASTS SHE		ı	
	SONVENTY	1 x 3/8	; :		vs.	PAYID	<u> 1.1347</u>	1427	Control of the contro
NO	19.95	_E.D.	NO	7 %. 2 11 -	3	J.D.	DATE OF	SALE	<u> </u>
Se Na Ad Po	OCKET & LEVY CERVICE ALLING OVERTISING, SA		s & Ne	W\$P.AP	ERS		\$	75 00	
l'H Cr Si	LEAGE RYING/ADJOURN HERIFF'S DEED STRIBUTION HER CAPIES	of Sale						• 0	
	·				TOTAL		1 1 1	,\$_	
P <sub>E</sub>    <del>e</del>  S(	RESS-ENTERPRIS ENRIE PRIMITAL DLICITOR'S SER	se, Inc. G RVICES	A James of the State of the Sta	N. J. 1988	9 8		\$ <u>5]0</u>	5,	
					LOTAL			\$	560.00
. Pr	ROTHONOTARY:	Liens Deed Other	S LIST NOTAR:	ZATIO		, , , ,	\$		<u> </u>
		0 / / (2)	` <u></u>		Torai			\$	
Ri	ecorder of De		Copywoi Deed Other_				\$	<u> </u>	
					TOTAL		1 1 1 1	\$	·
R	EAL ESTATE IA Borough/Iw School Tax Delinquent	XES: P. & Co ES, Dis Taxes,	UNTY T TRICT 19 <b>9</b> 3	axes,	19 <u>25</u> 4, 19 <u>′</u>	19 <u>48</u> , 19	\$ <u>30</u> <u>  101</u>   4,46	9,?;; ;;;; <u>7</u>	
					TOTAL		1 1 1	. , , ,	77782.43
11	UNICIPAL RENI SEWER - MU WATER - MU	S: JNICIPAĹ JNICIPAL	1TY 1TY						,
					TOTAL		1 1 1 1	\$	
S	SURCHARGE FEET	(STATE	TREAS	URER)	TOTAL		1 1 1 3	\$	15,00
ŀ	liscellaneous	:_ 1/-	AND PAGES	<u> </u>					(8,661.76)
				u - r. z. z.	TOTAL	<del>.</del> . , , , , , ,		, , ,	3,443, 13
					TOTAL	COSTS .			12,105.69

full.

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
Tama Lisary
Sworn and subscribed to before me this .5th day of OCTUBER
(Notary Public)
My Commission Expires
di day i di Jeatinface, s'otroy i upis. Profit Two, Got mbia County My Conmission Espireo duty 3, 1999
Control of the state of the sta
And now,, 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





\*15.52

TAX NOTICE HEMI OCK TOWNSHIP

ານອຣ & Thurs 1:30 6:00 pm

26 LUNGER DRIVE

AKE CHECKS PAYABLE TO.

Demise D Ottaviani

iOURS Requiar Hours

HONE (717) 784-9310

L

ò

)is Fresty Valley Road

Bloomsburg, Pa 17815

# LIEN CERTIFICATE

DATE 7/28/95								
This is to a	ertify th	at according to	our records,	the				
tax liens in	tax liens in the Tax Claim Bureau against the property							
listed belov	v, as of D	ecember 31, 19 <u>9</u>	EXCLUDING:					
in Hemloch	k Township		are as follows	BILLINGS 5 :				
Owner or Reputed	Ourses ! L	unger. David G.	& Marv E.					
Former Owner:								
Parcel No. 18-1-10								
Description .30	ac	43 1.59	Ac.	<del>-</del>				
	A CPP OF Pro-	-						
1	YEAR	TOTAL	-					
	1993± 1994	\$6,462.17						
	·• · · · · · · · · · · · · · · · · · ·							
	TOTAL	\$6,462.17	Inc. Lien	Certif. Fee				
'		<u> </u>						
The above f	igures rep	oresent the amou	nt(s) due duri	ng the				
month of	Oct	ober	19_95					
Requested by Harr	y Roadarme	el, Sheriff	t (PI)+ BING BING block diluk direk	—r rain naw				
EXEXAX X XAXX XXXXX								
this so, a sine store that some this sales have store this bliss transfer. Whe		2020 A DATO V. O						
		COLUMBIA COUNTY	TAX CLAIM BUR	EAU				
		N 40	ng					
		Dennis Long Director	10 cm and hit of a local line and area and and and and and	■ 141-4 1868> E1999				

# 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.

ED 270-1995

VS.

MARY E. LUNGER,

DAVID G. LUNGER, and

: FORECLOSURE

Defendants,

# PRACCIPE 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
	Late Charges and Satisfaction Fee	\$ 32.50
	Attorney Collection Fees	\$ 14,853.52

TOTAL \$113,876.99

FILED
PROTHONOTARY
CLERK OF GOURTS OFFICE

# Account #1604350045

a.	Principal Balance	\$	47,442.79
b.	Interest to April 21,1995	\$	3,237.71
C.	Late Charges and Satisfaction Fee	ప	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.

Prothonotary EAS

5/24/1998 Judgmet Artend in The amount of A172,196.94.

Tomi B. Klingers

# HARRY A. ROADARMEL, JR.



# SHERIFF OF COLUMBIA COUNTY

1110930 (\*17) 714 1994 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

71 HOUR PHOTO (717) 781 6390

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

COLUMBIA COUNTY

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNAL
Guaranty Bank
VS.
David & Mary Lunger
WRIT OF EXECUTION 29-95
(MORIGAGE 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 Gara	ige, on Lunger Drive, Hemlock Twp., Bloomsburg, Pa
COLUMBIA COUNTY, PENNSYLVANIA.	SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF T. Chamberlain	
	DEPUTY SHERIFF
	SHERIFF, HARRY A. ROADARMEL, JR.
SWORN AND SUBSCRIBED BEFORE ME THIS 11th DAY OF Sept 1995	
TAMI B. KLINE, PROTHONOTARY OF	

# HARRY A. ROADARMEL, JR.



## SHERIFF OF COLUMBIA COUNTY

риом (717) 389-5622 COURT HOUSE - P. O. BOX 300 BLOOMSBURG, PA 17015 24 HOUR PHONE (717) 784-6300

DATE:	JULY	28,	1995

RE: Sheriff's Sale Advertising Dates

	Guara	anty	Bank	N.A.	 vs. Da	avid	G a	nd Mar	<u>у</u> Е.	LUNGER
No.	27	ot	1995	ED	No.	247	_of	1995	dt	

Dear Sir:

Please advertise the enclosed SHERLFF SALE on the following dates:

lst week	SEP 21, 1995	SA	ALE:	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.

Respect fullly

larry A Roadarmel, Jr.

Sheriff

PARCEL 3 ALL THAT CERTAIN piece, parcel or tract of land structe 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 Lekoy 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 new 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, Eixty-Two (62) Feet to an iron pin on line of land now or formerly of Lekoy 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 ; ad, the place of BEGINNING.

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

MOTICE 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. LUNCER and Mary E. LUNCER 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

Vancent V. Rovito, Jr., Esquire Identification #25674 4 West Independence Street Shamokin, PA 17872 717-048-1721

Attorney For: GUARANTY BANK, N.A., Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA

and the control of th

GUARANTY BANK, N.A.,

CV-95-247

Plaintiff.

;

 $V \subseteq .$ 

:

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 mituate in Hemlock Township. Columbia County. Commonwealth of Fennsylvania. 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 House No. 477, said iron pin also being the southwest corner of lands now or formerly of Richard E. Fruit, Jr. and Patti A. Fruit, busband 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 (28) Seconds West, Four Hundred Eighty and Seventy Hundredths (480.70) thence by the same, bouth Elghty (80) Becrees Thirty (30) Minutes Forty-Seven (47) Seconds West. Sixty and Five Hundredths (60.05) Feet to an iron plo: thence by lands of Donald J. Dieffenbacher and Harold K. Dieffenbacher. North Kine (09) Decrees Fifty-Seven (57) Minutes Twenty-Two (22) Seconds West, Sixty Right and Twenty-Three Hundredths (68.23) Feet to an iron pin: thence by the same. North Sixty-Eight (GB) Degrees Six (OG) Minutes Inirty-Eight (38) Seconds East, Four Bundred Seventeen (417.00) Feet to an iron pin: thence by the same, North Sixty Two (62) Degrees Thirty-Seven (37) Minutes Thirty-Eight (38) Beconds 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. Ir. 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 Hundrecths (198.25) Feet to the place of MEGINHING.

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, Pennsylvnaia, Bounded and described as follows, to wit:

BEGINNING at an aron pan corner situate along the southerly right-of-way line of Township Route No. 477. send 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 seld Lunger Bouth Twenty-Eight (28) Degrees Forty-Five (45) Minutes East One Hundred Forty-Seven and Two Tenths (147.2) Feet to an aron pin corner in line of lands now or formerly of Boyd H. Lunger: thence along the lands now or formerly of Boyd R. Lunger South Seventy-Five (75) Degrees Thirty (BC) Minutes West Twenty-Pive (25) Feet to an iron pin corner in line of other lands now or formerly of Bary W. Fenstermacher: thence along the lands now or formerly of Penstermacher North Mineteen (19) Degress West One Hundred Forty-Pive (145) Feet to as 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 aron 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) Peet 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. Lunder, 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. Bouth Bighty-One (81) Degrees West. Sixty-Two (62) Feet to an iron pun on line of land new or formerly of LeRoy Lunger: thence along line of land now or formerly of said LeRcy Lunger, North Twenty Six (26) Degrees West, One Hundred Forty-Four (144) Feet to an aron pan on the southern lane of said public road. the place of BEGINNING.

CONTAINING 0.28 scree of land as surveyed by Howard Fetterolf, R.E., on August 25, 1988.

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

Name: Address:

David G. Lunger Prive Bloomsburg, PA 17815

Mary E. Londer 20 Eungers Drive Bloomsburg, PA 17815

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

Wames: Address:

Pavid G. Lunger De Lungers Drive Bloomsburg, PA 17815

Many E. Lunger 20 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 soid:				
nuddment is a record lieb of	tue tear bibbailà co de mora:			
Nane:	Address:			
4. Name and address of t mortgage of record:	he last recorded holder of every			
Name	Address (if address cannot be reasonably ascertained, please so indicate:			
5. Name and address of e lies on their property:	every other person who has any record			
Name	Address (if address cannot be reasonably ascertained.			

please so indicate:

(). 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:

Mame

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

# VERIFICATION

	1.	veri	iу	that	tne	sta	t⊕∵e	nts	made	in	this	əifi	davit	are	true
and	cor	rect	t o	the	test	. of	mγ	$p \in \mathcal{D}_{\mathfrak{S}}$	cnal	kac	∍wy∈q¢	te or	info	រកគ្ន់បំ	Lon
and	bel	lef.	ï	under	etar	id t	het	fala	8€ ೫%	≘tæn	ments	here	in ar	9 080	de −
១១៦៦	ect	t 🕽	the	ខ្⊖ាខ	eltie	es 0:	fiξ	) Pa.	€.5.	€	4904	rela	ting 1	to	
UNSW	ort	. fal	.51 <b>f</b>	icati	ion 👎	ေ <b>ခ</b>	utho	riti	le⊆.						

Date

IN THE COURT OF COMMON PLEAS OF COLUMNIA COUNTY, AN CIVIL ACTION LAW

GUARANTI BANK, N.A.,

: CV-95-247

Plaintiff.

:

73.

E. D. 27 - 1995

TAVED G. LUNGER, and TARCE, JUNGER.

: FORECLOSURE

Defendants.

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL PROCEDURE 3125.2

TU:

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real outsite) will be held on  $\frac{12}{12}$ , 1995, at 1000 ofclock,

A.h., 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 cuildings and any major improvements on the land. (see description attached).

THE LOCATION of your property to be sold is: 26 hongers orive, Bluomshurg, Calumbia County, Pennsylvnaia, and 1.500 ores of land in Hemlock Township, Columbia County, Pennsylvnaia.

THE JUDGHENT under or pursuant to which your property as seing sold is docketed to No. CV-95-247.

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

A CHEDULE OF DISTRIBUTION, being a list of persons and or covernmental or corporate entities or agencies being entitled to apprive part of the proceeds of the sale received and to be covered by the Sheriff (for example, to banks that hold origaged and municipalities that are owned taxes), will be filed to the interiff within Thirty (30) days after the sale and contained with in Thirty (30) days after the sale and contained will, in fact, be made unless someone objects by filing schedule will, in fact, be made unless someone objects by filing schedule of it within Ten (10) days of the date it is filed. Thermation about the schedule of distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County. Senseylvania, Columbia County Courthouse, Bloomsburg, Fennsylvania, (717) 385-5600.

TRIS 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 provent your property from being taken. A lawyer can advise you more opecitionity 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) 025-0500

# THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a Petition with the Court of Common Pleas
if 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 of
you are sware of a legal defect in the obligation or procedure
used against you.

Cent V. Rovito, Jr., Esqu

Attorney for Plaintiff

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

GUARANTY BANK, N. A.,

CV-95-247

Plaintiff.

:

VS.

:

DAVID G. LUNGER, and MARY E. LUNGER,

: FORECLOSUNG

Defendants.

# JUDGMENT EXECUTION

#### PARCEL NO. 1

ALL THAT USKTAIN piece, parcel or tract of ishum. Materia Hemlock Township, Columbia County, Commonserable of Pennsylvania, bounded and described more fully was rollows, to wit:

BEGINNING at an iron pin on the North edge of the right-of-way of Township Route No. 477, said into in also being the southwest corner of lands now or formerly of Richard E. Fruit, Jr. and Patti A. Dovet, husband and wife and the southeast corner of sands herein described: thence by the North edge of it att of-way of fownship Route No. 477, Bouth Eighty co-Degrees Nine (89) Minutes Twenty-Six (26) Seconds west, Four Hundred Eighty and Seventy Hundredths (480.70) Feet: thence by the same. South Eighty (80) beginns Thirty (30) Minutes Forty-Seven (47) Seconds West. Sinty and Five Hundredths (60.05) Feet to an inch sun; thence by rands of Donald J. Dietfenbacher and harold E. Dieffenbacher, North Nine (OS) Degrees Firty Seven (57) Minutes Twenty-Two (22) Deconds West, Simty-fight and Twenty-Three Hundredths (68.20) Feet to an arch pin; thence by the same, North Sixty-Eight (68) Degrees Six (66) Minutes Thirty-Elght (38) Seconds East, Four Hundred Seventeen (417.00) Feet to an aron pin; thence by the same, North Sixty-Two (82: Degrees Thirty-Seven (37) Minutes Thirty-Eight (38) Seconds East. Une Hundred Forty-One and Forty Five Hundreoths (141.45) Feet to an iron pin; thence by other lands

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

CONTAINING 1.595 acres of land. This description is in accordance with a plat of survey prepared by L. hayas Laidacker, P.L.C., dated October 11, 1989.

# PARCEL NO. 2

ALL THAT CERTAIN prece, parcel and tract of load situate in Memlock Township, Columbia County, Pennsylvnaia, Bounded and described as follows: to sit:

BEGINNING at an iron pin corner situate along the southerly right-of-way line of Township Route No. - 27. said point being in line of other lands now or fure arly of David G. Lunger and Mary E. Lunger, his wife; thence along the lands now or formerly of said Lunder South Twenty-Eight (28) Degrees Forty-Five (45, 31, stes 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 ("5) Degrees Thirty (50) Minutes West Twenty-Pive (25) Feet to an iron pin corner in line of other lands now on formerly of Gary W. Fenstermacher; thence along the lands now or formerly of Fenstermacher North Hinot en (19) Degrees West One Hundred Forty-Five (145) Fee. to on iron pin corner along the southerly line or Township Boute No. 477 and being the point and place or BEGINNING.

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

# e san Bis gas <u>. 3</u>

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 Koute Ko. 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 (i5) Minutes East, Minety-Eight (50) 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 (ld) begrees East, One Hundred Forty-Four (144) Feet to an iron pin; thence along line now or formerly of Boyd H. Lunger, Douth Sighty-One (81) Degrees West, Disty-Two (82) 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 Feet to an iron pin on the southern line of said public Feet to the place of BEGINHING.

CONTAINING 0.28 acres of land as surveyed by Howe. I Fetterolf, k.E., on August 26, 1968.

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# HARRY A. ROADARMEL, JR.



# SHERIFF OF COLUMBIA COUNTY

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

24 HOUR PHONE (717) 784-6300

	Bloomsburg, PA 17815				•
		<del></del> -			
Re:	Guaranty Bank N.A.		and Mary E I	_	

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office <a href="IMMEDIATELY">IMMEDIATELY</a>.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr. Sheriff of Columbia County

# ROVITO & ROVITO

#### ALTORNEYS AT LAW

# SHAMOKIN, PENNSYLVANIA 17872 FOUR WEST INDEPENDENCE STREET

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

ARFA CODE 717 TELEPHONE 648-1721 FAX 717-644-1967

June 27, 1898

Harry A. Guadermel, Jr., Cheriti Columbia Jounty Courthodse r.u. Bon 280 Bloomspurg, PA 17818

ke: LUNGER FORECLOSURE

lest Mr. Roadarmeit

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

I have previously sent you a check in the amount of Nine Hundred (SBCO.00) Dollars in my letter of April 20. 1995. Thanking you were much for your kind courtesies and consideration in this matter. I remain.

Mery truly yours

ROVITO & ROVITO

Vancent V. Royato, Jr.

VVKnt/dow Enclosure

ud: Guaranty Bank, N.A.

# HARRY A. ROÁDARMEL, JR.



FAX 1967

PHONE (717) 389-5622

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

24 HOUR PHONE (717) 784-6300

(/	SHERTER BEGAMERATE OUTLINE (717) 784-8300
	RECEIVE AND TIME STAMP WRIT Way 21-95 - Som 79-95  DOCKET AND INDEX
İ	SET FILE FOLDER UP
	CHECK FOR PROPER INFO
	WRIT OF EXECUTION 3  COPY OF DESCRIPTION
	COPY OF DESCRIPTION
PS /	WHEREABOUTS OF LAST KNOWN ADDRESS
$\rho /$	NON-MILITARY AFFIDAVIT
	NOTICES OF SHERIFF'S SALE
	WATCHMAN RELEASE FORM
1	CHECK FOR \$50.00
`	CHECK FOR \$5.00
	* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEDE ANY FURTHER WITH SALE NOTIFY
	SET SALE DATE AND ADV. DATES AND POSTING DATES Set 11-18-0-15-95
	POST ALL DATES ON CALANDER
	* SET SALE DATE AT LEAST 2MONTHS 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 previos sales)
	, actuator
	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 RECIEPT * DOCKET ALL DATES
	ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO

SUMP ATTY DETURN OF SERVICE AND CORY OF SENDERS RECIEPT FOR LIEN HOLDERS

Vascent V. Sovato, cr., dsquare locatification #Et0/4 a West Encependence Stropp Liberonae, FA 17/7/1 actorney for GUARANTY BANK, N.A., Fisaltisi

IN THE COURT OF COMMON PERANCER COLUMNIA COUNTY. PA

SUARANTY BANK, N.A.,

5.8 - 5.5 - 2.47

Plaintidf,

:

VS.

:

DAVID G. LUNGER. and

:

MARY E. LUNGER, : FOREGLOSING

Vetendants,

## AFFIDAVIT OF NOW-MILLTARY SERVICE

LIBERTHANDALTH OF PERMISSIVARIA : 1

: 50:

COMMITTED NORTHLANDERLAND

VINCE PURCELL, Vace president or Gueranty Bank, N.A., and authorized to make this affidevit on its behelf, being duly sworn according to law, deposes and mays that, to the best of his knowledge, information and belief, the Defendants, DAVID G. LUNGER and MARY E. LUNGER, are not in the hilitary dervice and to no way supject to the provisions of the Goldreis' and Dallors' david Relief Acts.

Čincent Al Turceil

lworn to and substrices before mr. a notary cubic, this What

Notary Public

NOTARIAL SEAL

DEBBIE A. KASHWER, Notary Public Shamakin. Northumbadand Gounty, PA. Mr. Commission Expires July 14, 1997

MY COMMINION EXPIR

Vincent V. Rovito, 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

GUARANTY BANK, N.A.,

: CV-95-247

Plaintiff.

2

 $V \subseteq I$ 

DAVID G. LUNGER, and MARY E. LUNGER,

FOREGLOSURE

Defendants.

# To: HARRY A. ROADARMEL, JR., SHERIFF

Delize, levy, advertise and sell all the personal property of the defendant on the premises located at 26 Lungers Drive, blocmsburg, 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	Notor Number	Serial Number License Number	
		·		
whitel	vehicle may	be located at		

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

the control of the co

Vincent V. Rovito, Jr., Esquire Identification #25674 4 West Independence Street Shamekin, PA 17872 717-648-1721

Attorney For: GUARANTY BANK, N.A., Plaintiif

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

The state of the s

GUARANTY BANK, N.A.,

Plaintiff.

ED 27 \$ 1995

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 FELEPHONE 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 5hamokin, PA 17872 717-648-1721

Attorney For: GUARANTY BANK, N.A., Plaintiff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA

GUARANTY BANK, N.A.,

: CV-95-247

Plaintiff.

+

VS.

:

DAVID G. LUNGER, and MARY E. LUNGER.

: FORECLOSURE

Defendants.

#### WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :

: 55:

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 rightof-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 (O5) 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. Fennsylvnaia, 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** G.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 Royd 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) As 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:
- (3) 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 [Casts to be added]

DO 55.80 CR

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

Judy 9:00 Gl South 15:00 Gl

Seal of the Court

(Name of prothonotary, Clerk)

By Elizabeth a Barne

# MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

- 1. \$300 statutory exemption
- Bibles, school books, sewing machines, uniforms and equipment
- 1. 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, FA 17872

717-648-1721

Attorney For: GUARANTY BANK, N.A., Plaintiff

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

The state of the s

GUARANTY BANK, N.A.,

CV-95-247

Plaintiff.

ED 2741995

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 \$300 statutory exemption be
  - $I = \mathcal{I}$  (i) set aside in kind (specify property to be set aside in kind):
  - I = J (11) paid in cash following the sale of the property levied upon: or

	(Б)	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: $l$ $J$ in cash; $l$ $J$ in kind
		(specify property)::
	, 2 %	Social Security Benefits on deposit in the amount of
	(b)	
		\$ <b>:</b>
	(c)	other (specify amount and basis of exemption);
	I re	quest a prompt court hearing to determine the exemption.
Notio	ce of	the hearing should be given to me at
(Ađđi	ress)	(Telephone Number).
	Date	:
		David G. Lunger
		Mary E. Lunger

T 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 Courthquee P.O. Box 380 Bloomsburg, PA 17815 Phone: (717) 389-5600



## SHERIFF OF COLUMBIA COUNTY

PHONE (717) 784-1991

Date: JULY 27-1995

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

24 HOUR PHONE (717) 784-6300

To:	Small Business Administration	ıΠ		
	20 N. Penna. Avenue	_		
	Room 2327			
	Wilkes-Barre, PA 18701	_		
Re:	Guaranty Bank N.A.	VS David G and	Mary E. LUNGER	<del></del>
No:	<u>27</u> of <u>1995</u> 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



#### SHERIFF OF COLUMBIA COUNTY

PHONE (717) 784-1991 200001 339-5622

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

24 HOUR PHONE (717) 784-6300

Date:  JRLY 27-1995  To: Atty. Stephen Brandwene	
Io: Atty. Stephen Brandwene  Deputy Atty. General  Collection Unit - 4th & Walnut Streets Harrisburg, PA 17120  e: VS.  Guaranty Bank N.A.  David G and Dary E. Langer  o: of ED No: of	
Deputy Atty. General  Collection Unit - 4th & Walnut Streets  Harrisburg, PA 17120  VS.  Guaranty Bank N.A.  David G and Mary E. Longer  of ED No: of	
Collection Unit - 4th & Walnut Streets  Harrisburg, PA 17120  Streets  VS.  Guaranty Bank N.A.  Of ED No: of	
Harrisburg, PA 17120  Starting Bank N.A. David G and Mary E. Longer of ED No: of	
O: VS.  Guaranty Bank N.A. David G and Mary E. Longer O: of ED No: of	
Ouaranty Bank N.A. VS.  Ouaranty Bank N.A. David G and Mary E. Longer  Of ED No: of	
Guaranty Bank N.A. David G and Mary E. Lunger O: of ED No: of	
Guaranty Bank N.A. David G and Mary E. Lunger  of ED No: of	
Guaranty Bank W.A. David G and Mary E. Lunger  of ED No: of	
01 ED NO: 01	
77 19494	JD
27 2770	
ear Sir:	
Enclosed is a notice of an upcoming Sheriff's Sale, If you have	ve any
laims against this property, notify this office IMMEDIATELY.	

Please feel free to contact me with any questions you may have.

Respectfully,

Sheriff of Columbia County



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

PRONE (717) 784-1991 24 HOUR PHONE (717) 784-6300

30000	x 389-5622	500KG, FA 17013		(71
Date:	ULY 27-1995			
_De _Bu	mmonwealth of Pennsylvania partment of Revenue - P.O. B reau of Accounts Settlement rrisburg, PA 17105	Jox 2055		
	enty Barit 14.A	S. David G and Ma	_	JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale, If you have any claims against this property, notify this office <u>IMMEDIATELY</u>.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Readarmel, Jr. Sheriff of Columbia County



#### SHERIFF OF COLUMBIA COUNTY

тноме (717) **XXXXX 389–562**2 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815 24 DOUR PROST (717) 784 GAOD

Date:				
To: Office of F.A.I.R.  Department of Public Welfare P.O. Box 8016  Harrisburg, PA 17105				
Re: Guaranty Bank N.A. V	S.David G and Ma	ry E. Lu	nger	·· <u>_</u>
No: 27 of 1995 LD	No: <u>247</u>	of	1995	JD
	,			
Dear Sir:				
Enclosed is a notice of an upcom	ing Sheriff's Sa	ale, If	you have	e any
claims against this property, notify	this office IMM	EDIATELY.	•	
Please feel free to contact me	with any question	ons vou ii	nav have	_

Respectfully,

Harry A. Moadarmel, Jr. Sheriff of Columbia County



## SHERIFF OF COLUMBIA COUNTY

PHONE (7.17) 389-5622

COURT HOUSE - P. O. BOX 300 BLOOMSBURG, PA 17815 24 HOUR PHONE (717) 784-6300

DATE: JULY 28	8, 1995
---------------	---------

RE: Sheriff's Sale Adv	vertising Dates
------------------------	-----------------

Guara	inty	Bank	N.A.	 vsDa	avid	G aı	nd Mar	y E. L	UNGER
 27	to	1995	ED	No.	247	_of_	1995	JD	

Dear Sir:

No

Please advertise the enclosed SHERLFF 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

rry A Roadarmel, Jr.

Sheri Ef



## SHERIFF OF COLUMBIA COUNTY

PHONE (717) **ХИРХГРИК** 389-5622 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815 24 HOUR PHONE (747) 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:	<u>27</u> of 19∰	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 <a href="IMMEDIATELY">IMMEDIATELY</a>.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr. U Sheriff of Columbia County



# SHERIEF OF COLUMBIA COUNTY COURT HOUSE - P. O. hox and BLOOMSBURG, PA 17015 FAX 717-784-0257

21 Dong (1909) (717) 781 6308

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

TAME B. KLINE, PROTHONOTARY

OF COLUMBIA COUNTY

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

NO. 27 of 1995

		WRIT OF EXECUTION	CV 95-247
	SERVICE ON Thurs	day	***
ОИ	July 27, 1995 Ar	1530 hours . A TRUE ANI	ATTESTED COPY
OF THE	WITHIN WRIT OF EXECUTION, A TRE	JE COPY OF THE NOTICE OF SI	HERITE'S SALE IN
REAL E	ESTATE AND A COPY OF THE THE DESC	RIPTION OF PROPERTY WAS SEE	RVED ON David G.
Lunge	r ( for he and his wife Mary E.	, At 26 Lunger Driv	ve, Bloomsburg, Pa
	RAHIS VYXKKKK YE	IFF Harry A. Roadarmel Jr.	•
SERVIC	CE WAS MADE BY MANDING THE SAID	NRIT OF EXECUTION AND NOTE	CE OF SHERIFF'S
SALE I	IN REAL ESTATE AND A COPY OF THE	DESCRIPTION 10 David G.	Lunger for him
person	nally and on behalf of his wife.	DATE OF SALE: OCT 12,	1995 at 1000 AM.
		SO ANSWERS:	
		DEPUTY SHERIFF	
		DECOLA SHERILL	
	AND SUBSCRIBED BEFORE ME	SHERIFF CONTRACT	lame Dr.
DAY OF	F	· ·	
	r		•

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

LLEFTARTY BARK, N.A.,

: CV-95-247

Plaintiff,

1 4 13 4 14 14 2 2 2 4 ,

VS.

DAVID G. LUNCER, and GARY E. LUNGER.

Defendanta.

C. D. 270/1995

: FORECLOSURE

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

TO:

#### TAKE NOTICE:

will be held on Cost 15-95, 1995, at 1000 Am and sear

.M., local time.

THE PROPERTY TO BE SULD is delineated in detail in a could description meinly consisting of a statement of the measurement description of the property, together with a brief mention of the couldings and any major improvements on the land. (see description attached:

THE LOCATION of your property to be sold is: 25 Language laive, bloomsburg, Columbic County, Pennsylvania, and 1.590 scres of send in Hemlook Township, Columbia County, Pennsylvania.

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

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

A CHEDULE OF DISTRIBUTION, being a list of persons into or governmental or corporate entities or agencies being entitied to receive part of the proceeds of the sale received and to be misbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owned taxes), will be filled by the Sheriff within Thirty (SO) 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 filling exceptions to it within Ten (10) days of the date it is filled. 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 alid or taken to pay the judgment. You may have logal rights to prevent your property from being taken. A lawyer can advise you is a specifically of these rights. If you wish to exercise your rights, you must acc promptly.

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

Court Administrator Columnia County Courthouse Bloomsburg, FA 17815 (717/ 085-5600

#### THE LEGAL RIGHTS YOU MAY HAVE ARE:

a. You may fale a Petition with the Court of Common Pleas in Tolum is County to open the judgment of you have a merutorious uniferse gainst the person or company that has entered judgment against Su. You may also file a Petition with the same Court of the are ware of a legal defect in the obligation or procedure …at aga set you.

sent V. Rovito, Jr., Esquire

Attorney for Plaintiff

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

CHARANTY BANK, N.A.,

: CV-95-247

Plaintiff.

:

VS.

:

DAVID G. LUNGER, and

MARY E. LUNGER,

: FORECLOSURE

:

Defendancs,

#### JUDGMENT EXECUTION

#### PARCEL NO. 1

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

BEGINNING at an iron pin on the North edge as the right-of-way of Township Route No. 477, said urea an also being the southwest corner or lands now or formerly of Richard E. Fruit, Jr. and Patti A. 17.11, husband and wife and the southeast corner of hand herein described: thence by the North edge of filling of-way of Township Route No. 477, South Eighty Ju-Degrees Nine (09) Minutes Twenty-Six (20) Second. West, Four Hundred Eighty and Seventy Hundredths (400.7) 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 area gan; thence by lands of Donald J. Dieffenbacher and Harold K. Dieffenbacher, North Nine (O9) Degrees Fifty-Stven (57) Minutes Twenty-Two (22) Seconds West, Sixty-Eight and Twenty-Three Hundredths (68.23) Feet to an inch pin; thence by the same, North Sixty-Eight (dd) Degrees Six (GC) Minutes Thirty-Eight (G8) Seconds Rast, Four Handred Seventeen (417.00) Feet to an iron pin: thense by the same, North Sixty-Two (62) Decrees Thirty-Seven (37) Minutes Thirty-Eight (38) Seconds East, One Hundred Forty-One and Forty-Five Hundrecths (141.45) Feet to an iron pin; thence by other ladde

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, Pennsylvnaia, Bounded and described as follows, to wit:

BEGINNING at an iron pin corner situate along the southerly right or way line of Township Route No. - 7, baid point being in line of other lands now or forebody or David C. Lunger and Mary E. Lunger, his wasser thence along the lands now or formerly of said and or South Twenty-Eight (28) Degrees Forty-Five (45) hardces Rast One Hundred Forty-Seven and Two Tenths (140.0 Feet to an iron pin corner in line of lance have at formerly of boyo H. Lenger; thence along the land. nov or formerly of Loyd H. Lunger South Seventy-Five (15) Degrees Thirty (CO) Minutes West Twenty Five (20) . Set to an iron pin corner in line of other lands hiw :. formerly of Gary W. Fenstermacher; thence along the lands now or formerly of Fenstermacher North Hinetoen (19) Degrees West One Hundred Forty-Pive (145) Feet to an iron sin 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, wated June 1, 1970.

#### PERCEL RUL 3

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania. Dounded 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 Not. 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 (18) Minutes East, Ninety-Eight (58) Feet to an iron pin on line of land now or formerly of Boyd R. Lunger; thence along line of land now or formerly of Boyd H. Lunger, South Twelve (11) Degrees East, One Hundred Forty-Four (144) Feet to an iron pin; include 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 REGINNING.

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

Vancent V. Rovito, Jr., Esquire Identification #23674 4 West Independence Street Shamekin, PA 17872 717-646-1721

Attorney For: GUARANTY BANK, N.A., Plaintifi

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PA

GUARANTY BANK, N.A.,

: CV-98-247

Plaintiff.

:

V.S.

:

DAVID G. LUNGER, and MARY E. LUNGER.

: FOREGLOSURE

:

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. It 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 0300. 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 bearing. (2) Deliver the form or mail it to the Cheriff'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 OK 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. Bovito, Jr., Esquire Identification #25674 4 West Independence Street Shamokin, PA 17872 717-648-1721

Actorney For: GUARANTY BANK, N.A., Plaintiff

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

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GUARANTY BANK, N.A.,

: CY-95-247

Plaintiff.

VS.

DAVID G. LUNGER, and

MARY E. LUNGER,

: FORECLOSURE

Defendants.

#### WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA :

း ၁၀:

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 an Hemlock Township, Columbia County, Commonwealth of

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

REGINNING 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 Fatti 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 (OS) Ninutes 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 Hondredths (50.05) 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) Nigutes Thirty-Eight (38) Seconds East, Four Hundred Seventeen (417.60) 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 (14), 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 Past, 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, 1389.

#### PARCEL NO. 2

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemicok Township, Columbia County, Pennsylvnaia, 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 (18) 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 (50) 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 (13) 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 3.08 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 wat:

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. Minety-Eight (98) Peet to an aron 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-Pour (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 LeRcy 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:
- if property of the defendance not levied upon and subject to attachment is found in the possession of any one other than a named garnishee, you are directed to noticy him that he has been added as a garnishee and is enjoyed as above stated.

Amount due Interest from [Costs to be added]	<u>歩</u>
	Name of prothenotary. Clerk)
Seal of the Court	
	ky

#### MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW

- 1. 4300 statutory exemption
- Broles, school books, sewing machines, uniforms and equipment
- 3. Most wages and unemployment compensation
- 4. Social Securaty benefits
- 5. Certain retirement funds and echounts
- 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 Chambkin, PA 17872 717-048 1721

Attorney For: GUARANTY BANK, N.A., Plaintiff

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

and the second contract of the second contrac

GUARANTY BANK, N.A.,

5 CV 05-247

Flaintiff.

VB.

DAVID G. LUNGER, and : FORECLOSURE MARY E. LUNGER.

Defendants, :

#### CLAIM FOR EXEMPTION

To the Speriff:

- 1. the above-hamed defendant, blaim exemption of property irom levy or attachment:
- ()). Prom av personal projecty in my possession which has been levied upon.
  - (a) I desire that my ABOC statutory exemption be
  - [ ] (i) set aside in kind (apecify property to be set
  - / / (ii) paid in cash following the sale of the property levied upon: or

	$c(\mathfrak{h}_{\mathcal{F}})$	I claim the following exemption (specify property and
		basis of execution):
. 2)	From	my property which is in the possession of a third
	panty	r. I disim the following exemptions:
	(a)	my 5300 statutory exemption: $\ell$ $J$ in cash: $\ell$ $J$ is kind
		(apecify property)::
	(h)	Social Security Denefits on deposit in the amount of
		♠ :
	(0)	other (specify amount and basis of exemption):
	I re	quest a prompt court bearing to determine the exemption.
Notae	ರಣ ಕಾಟೆ	the hearing should be given to me at
(೩೮೮)	reasi	(Telophene Number).
	jig rig	\$
		David G. Lunger
		Nary 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.b. 8 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 Bloomaburg, PA 17815 Phone: (717) 389-5600

#### PARCEL 40. 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-oi-way of Township Koute No. 477, said from pin also being the southwest corner of lands now or formerly of Richard E. Fruit, Jr. and fatta A. Fruit, husband and wife and the southeast corner or lands herein described; thence by the North edge of rightof way of Township Route No. 477, South Eighey (85) Degrees Nine (OS) Minutes Twenty-Six (26) Seconds West, Four Hundred Eighty and Seventy Hundredths (480.10) Feet; thence by the same, South Eighty (86) Degrees Thirty (30) Minutes Forty-Seven (47) Seconds West. Simty and Five Hundredths (60.05) Feet to an iron pin; thence by lands of Donald J. Dieffenbacher and harola K. Dieffenbacher, North Nine (O9) Degrees Fifty Leven (57) Minutes Twenty-Two (22) Seconds West, Sixty Dight and Twenty-Three Hundredths (68.23) Feet to an ison pin; thence by the same, North Sixty-Eight (68) Degrees Siz (06) Minutes Thirty-Eight (36) Seconds East, Four Hundred Seventeen (417.00) Feet to an iron 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 Hundreaths (141.45) Feet to an iron pin; thence by other lands now or formerly of Richard E. Fruit, Jr. and Patri A. Fruit, husband and wife, South Nine (09) Degrees Nineteen (19) Ninutes 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 pist of survey prepared by L. whyne Laidacker, h. L. S., dated October 11, 1989.

#### PARCEL NO. 2

ALL THAT CERTAIN piece, parcel and tract of rank situate in Hemlock Township, Columbia County. Pennsylvnaia, Eounded and described as follows, o 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 (75) 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 Mineteen (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 AN. 3

ALL THAT CERTAIN piece, percel or tract of land satuate 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 do. 44, said iron pin being at the northeastern corner of land now or formerly of Lekoy 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, Einty-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) Fleet to an iron pin on the southern line of said public read, the place of BEGINNING.

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

CASHIE	ONDER OF COLUMNIA TO	Lunger Fôreclosure  PAY TO THE COLUMBIA COUNTY Sheriff	The state of the s
CASHIER'S CHECK		1	
381: 01 07975001101/	#E. 88	"	Guaranty
al Appropriate B	DOLLARS	April 21 19 95 60-263/313 8 900.00	50664

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. 0) Feet; thence by the same, South Eighty (80) Degrees Thirty (30) Minutes Forty-Seven (47) Seconds West. Simty and Five Hundredths (60.05) Feet to an iron pin; thence by lands of Donald J. Dieffenbacher and Harold K. Dielfenbacher, North Nine (09) Degrees Fifty-Seven (57) Minutes Twenty-Two (22) Seconds West, Sixty-Dight 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 (08) Seconds East, Four Hundred Seventeen (417.00) Feet to an iron thence by the same. North Sixty-Two (62) Degrees Thirty-Seven (37) Hinutes Thirty-Eight (35) Seconds East, One Hundren 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 Pattl A. Fruit, husband and wife, South Nine (09) Degrees Nineteen (19) Minutes Nineteen (19) Seconds Sast. One Hundred Ninety-Eight and Twenty-Five Hundredths (198.25) Feet to the place of BEGINNING.

CONTAINING 1.890 acres of land. This description is in accordance with a plat of survey prepared by L. ayne 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 wat:

BESINNING 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. Longer 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 Nundred 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 Cary 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.

## SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO.35 OF 19 96AND J.D.1706-YSSUED 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,

## SEPTEMBER 5, 1996 AT 1030 AM

IN THE FORENCON 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 side of D.L. & W. Railroad Company 46 feet to the southeasterly corner 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 Christing A. Podient, big wife 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