

SHERIFF'S SALE

Distribution Sheet

Mellon Bank, N.A. vs. MCM Associates, Inc., & United States of America
 NO. 700 of 1995 JD
 NO. 55 of 1995 ED DATE OF SALE: Nov. 9-1995

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) November 9, 1995 and (time) 1000 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Dorothy & Warren R. Arnott, R.R.2, Box 2482, Berwick, Pa. 18603 for the price or sum of \$109,413.13 (One Hundred nine thousand, four hundred thirteen and 13/100 Dollars. Dorothy and Warren R. Arnott being the

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price	\$ 105,000.00	
Poundage	2,507.01 (Included in Bid Price)	
Transfer Taxes	4,413.98	
Total Needed to Purchase		\$ 109,413.13
Amount Paid Down		13,000.00
Balance Needed to Purchase		96,413.13

EXPENSES:

Columbia County Sheriff - Costs	\$ 251.80	
Poundage	2,507.01	\$ 2,758.81
Newspaper		238.52
Printing		-0-
Solicitor (Susan Henry)		50.00
Columbia County Prothonotary		10.00
Columbia County Recorder of Deeds - Deed copy work		12.50
State Realty transfer taxes		2,206.99
Local Realty Transfer tax XXXXXXXXXX State stamps		2,206.99
Tax Collector (North Center Twp., Pauline M. Grosheck)		2,619.68
Columbia County Tax Assessment Office		9,149.25
State Treasurer		4.00
Other: <u>Com. of PA Corporation Taxes case 3349-459</u>		1,221.00

TOTAL EXPENSES: \$ 20,477.74

Total Needed to Purchase	\$ 109,413.13
Less Expenses	20,477.74
Net to First Lien Holder	88,935.39
Plus Deposit	900.00
Total to First Lien Holder	\$ 89,835.39

Sheriff's Office, Bloomsburg, Pa.
 November 14, 1995

So answers

Harry A. Roadarmel Jr. Sheriff

SHERIFF'S SALE - COSTS SHEET

MELTON BANK, N.A.

vs. MAM

NO. 55-15 E.D. NO. 700-77 J.D. DATE OF SALE 11-2-94

DOCKET & LEVY	\$ <u>1.00</u>
SERVICE	<u>1.00</u>
MAILING	<u>51.90</u>
ADVERTISING, SALE BILLS & NEWSPAPERS	<u>11.00</u>
POSTING HANDBILLS	<u>3.00</u>
MILEAGE	<u>3.00</u>
CRYING/ADJOURN OF SALE	<u>3.00</u>
SHERIFF'S DEED	<u>3.00</u>
DISTRIBUTION	<u>3.00</u>
OTHER <u>Copy</u>	<u>24.00</u>

TOTAL \$ 221.90

PRESS-ENTERPRISE, INC.	\$ <u>200.00</u>
HENRIE PRINTING	
SOLICITOR'S SERVICES	<u>10.00</u>

TOTAL \$ 235.90

PROTHONOTARY:		\$
LIENS LIST		
DEED NOTARIZATION	<u>10.00</u>	
OTHER		

TOTAL \$ 10.00

RECORDER OF DEEDS:		\$
COPYWORK		
DEED	<u>13.00</u>	
OTHER		

TOTAL \$ 13.00

REAL ESTATE TAXES:		\$
BOROUGH/TWP. & COUNTY TAXES, 19 <u>94</u>		
SCHOOL TAXES, DISTRICT	<u>1994</u>	
DELINQUENT TAXES, 19 <u>94</u> , 19 <u>94</u> , 19 <u>94</u> , 19 <u>94</u>		

TOTAL \$ 11,768.94

MUNICIPAL RENTS:		\$
SEWER - MUNICIPALITY	<u>19</u>	
WATER - MUNICIPALITY	<u>19</u>	

TOTAL \$ 0.00

SURCHARGE FEE: (STATE TREASURER) TOTAL D.574 \$ 11.00

MISCELLANEOUS: Advantage \$ 12,335.94

TOTAL \$ 2,807.61

TOTAL COSTS \$ 148.25

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Property of Sheriff's Office VS MAR 1962

NO. 55-95 E.D. NO. 720 1 J.D.

DATE OF SALE: 11-9-77

BID PRICE (INCLUDES COSTS)

\$ 105,000. -

POUNDAGE 2% BID PRICE

\$ (2,507.61) 2.50%

TRANSFER TAX 2% ~~BID~~ PRICE

\$ 4,413.92 ON 7220,699.16

MISC. COSTS

\$

TOTAL NEEDED TO PURCHASE

\$ 109,413.13

PURCHASER(S) : LORETTA Y WARDEN R. ARNOTT

ADDRESS : RR 7, Box 2482, Sarnia, Ont. N6G 2

NAME(S) ON DEED:

PURCHASER(S) SIGNATURE(S) : Loretta Y. Arnett
Marion R. Arnett

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 109,413.13

LESS DEPOSIT \$

DOWN PAYMENT \$ 12,000. -

(AMOUNT DUE IN
EIGHT DAYS \$ 96,413.13)

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esq. ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 43894

LAW OFFICES

SUITE SEVEN HUNDRED

MELLON BANK CENTER

WILKES-BARRE, PA 18701-1867

(717) 825-9401

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

Plaintiff

vs.

MCM ASSOCIATES, INC. and the
UNITED STATES OF AMERICA,

Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY

:
: CIVIL ACTION - LAW

:
: IN MORTGAGE FORECLOSURE

:
: E.D. 550 P 1995

:
: No. 700-CV of 1995

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MCM Associates, Inc.
RR #3, Box 328
Catawissa, PA 17850

Your property located in North Centre Township, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on *Nov 9*, 1995 at *1000 A m.* in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Columbia County, Pennsylvania, to enforce the court judgment of \$125,354.90 (plus interest and costs) obtained by Mellon Bank, N.A. (formerly United Penn Bank) against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. The sale will be cancelled if you pay to Mellon Bank, N.A. (formerly United Penn Bank) the amount of \$125,354.90 (plus interest and costs). You may call:

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.
700 MELLON BANK CENTER
8 WEST MARKET STREET
WILKES-BARRE, PA 81701-1867
TELEPHONE NO. (717) 825-9401

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (717) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (717) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

2. ☐ Restricted Delivery
Consult postmaster for fee.
Number 55-95

P511559887

☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD
 7. Date of Delivery **SEP 21 1986**

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

Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side

95

Complete
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3 items 1 and/or 2 for additional
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Return Receipt Requested" on the r

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ce, or on the back if space do
nal piece below the article nu

following services (for an extra fee):

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Thank you for using Return Receipt Service.

permit.
■ Write "Return Receipt Requested" on the mailpiece below the article number.
■ The Return Receipt will show to whom the article was delivered and the date delivered.

2. ☐ Restricted Delivery
Consult postmaster for fee.

Is your RETURN ADDRESS completed on the reverse side?

3. Article Addressed to:		4a. Article Number
Shannon Milling 117 East Cherry St. Liberty Center, OH 43532		P 511 559 876
5. Received By: (Print Name)		4b. Service Type
Signature: (Addressee or Agent) <i>X Shannon Milling</i>		<input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
PS Form 3811, December 1994		7. Date of Delivery
		9-23-95
Domestic Return Receipt		8. Addressee's Address (Only if requested and fee is paid)
		117 E. Cherry St. Liberty Center, OH 43532

Is your RETURN ADDRESS completed on the reverse side?

Is your RETURN ADDRESS completed on the reverse side?

Is your RETURN ADDRESS completed on the reverse side?

3. Article Addressed to:		4a. Article Number
United States of America c/o Dept. of Defense Washington, D.C. 20005		P 511 559 890
5. Received By: (Print Name)		4b. Service Type
Signature: (Addressee or Agent) <i>X</i>		<input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
PS Form 3811, December 1994		7. Date of Delivery
		55-95
Domestic Return Receipt		8. Addressee's Address (Only if requested and fee is paid)

3. Article Addressed to:		4a. Article Number
Small Business Administration 20 N. Penna. Ave. Room 2327 Wilkes-Barre, PA 18701		P 511 559 884
5. Received By: (Print Name)		4b. Service Type
Signature: (Addressee or Agent) <i>X</i>		<input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
PS Form 3811, December 1994		7. Date of Delivery
		SEP 20 1995
Domestic Return Receipt		8. Addressee's Address (Only if requested and fee is paid)

3. Article Addressed to:		4a. Article Number
Pauline M. Groshok P.O. Box 2463 Berwick, PA 18603		P 511 559 891
5. Received By: (Print Name)		4b. Service Type
Signature: (Addressee or Agent) <i>X</i>		<input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
PS Form 3811, December 1994		7. Date of Delivery
		SEP 22 1995
Domestic Return Receipt		8. Addressee's Address (Only if requested and fee is paid)

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, they buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff (30) days from date of sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within (30) days after date of sale.
7. You may also have other right and defenses, or ways of getting your house back, if you act immediately after the sale.

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

COLUMBIA COUNTY COURT ADMINISTRATORS OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815
(717) 389-5667

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

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

6. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale.

Columbia County Tax Claim Bureau
c/o Columbia County Courthouse
Bloomsburg, PA 17815

Sherwin Williams Co.
607 Market Street
Bloomsburg, PA 17815

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

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

Dated: 9/25/95

By: 

LIEN CERTIFICATE

DATE September 20, 1995

This is to certify that according to our records, the
tax liens in the Tax Claim Bureau against the property
listed below, as of December 31, 1994,

in Centre North Township are as follows:

Excluding: Interim Tax Billings

Owner or Reputed Owner: MCM Associates, Inc.

Former Owner: N/A

Parcel No. 11,05--010-00,000

Description 1.47 Acres

YEAR	TOTAL
1992 ✓	\$ 2,790.66
1993 ✓	\$ 3,336.53
1994 ✓	\$ 3,017.05
Lien Certificate	\$ 5.00
TOTAL	\$ 9,149.24

The above figures represent the amount(s) due during the
month of November/December 1995

Requested by: Columbia County Sheriff

Fee: \$5.00

Inc. Above

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long
Director



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280602
HARRISBURG, PA 17128-0602

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name

Harry A. Roadarmel Jr., Columbia Co. Sheriff

Telephone Number

Area Code (717) 389-5622

Street Address

City

State

Zip Code

P.O. Box 380, Columbia Co. Court House, W. Main St., Bloomsburg, Pa. 17815

B TRANSFER DATA

Grantor(s)/Lessor(s)

MCM Associates, Inc.,

Street Address

R.R. 3, Box 328

City

Catawissa, PA 17850

State

Zip Code

Date of Acceptance of Document

Grantee(s)/Lessee(s)

Dorothy & Warren R. Arnott

Street Address

R.R. 2, Box 2838

City

Berwick, PA 18603

State

Zip Code

C PROPERTY LOCATION

Street Address

R.R. 2, Mountain Road, Box 2838

City, Township, Borough

North Center Twp.,

County

Columbia

School District

Central Columbia

Tax Parcel Number

11,05-010-00,000

D VALUATION DATA

1. Actual Cash Consideration

\$109,413.13

2. Other Consideration

+ 0-

3. Total Consideration

= 109,413.13

4. County Assessed Value

\$91,198.00

5. Common Level Ratio Factor

x 2.42

6. Fair Market Value

= \$220,699.16

E EXEMPTION DATA

1a. Amount of Exemption Claimed

0

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) _____ (Estate File Number) _____
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Harry A. Roadarmel Jr., Sheriff of Columbia County

Date

11-15-95

(SEE REVERSE)

TELECOPIER TELETYPE

DATE: 11/14/95 TIME: 2:55 PM

7 (INCLUDING THE TRANSMITTAL SHEET)

TELECOPIER PHONE NO: 784-0257

FROM: *[Signature]* *[Date]*

FILE NO ✓ 15001-3711 101/1

FOR THE UNITED STATES OF AMERICA: ABOVE, PLEASE CONTACT US
AT (717) 825-9401 IMMEDIATE.

THE FOLLOWING IS BEING TRANSMITTED:

☒ AS PER YOUR REQUEST
☐ FOR YOUR INFORMATION
☐ FOR COMMENT/APPROVAL
☐ PLEASE CALL ME

MESSAGE:

THIS MESSAGE IS UNCLASSIFIED AND PUBLIC RELEASE. THIS COMMUNICATION IS SUBJECT TO THE ATTORNEY-CLIENT PRIVILEGE AND IS CONFIDENTIAL. IT IS NOT TO BE REPRODUCED OR USED FOR THE USE OF THE GOVERNMENT. THE ONLY PERSONS TO WHOM THE READER OF THIS COMMUNICATION IS NOT THE INTENDED RECIPIENT, YOU ARE ADVISED TO INQUIRE FROM THE APPROPRIATE OFFICIAL, DISTRIBUTION OR CIRCULATION OF THIS MESSAGE. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE REQUESTED TO RETURN THE COMMUNICATION IN ENVELOPE TO THE ORIGINATOR AND NOT TO REPRODUCE, REPRODUCE AND RETURN THE MESSAGE. RETURN TO: [redacted] THE UNITED STATES POSTAL SERVICE. THANK YOU.

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS:

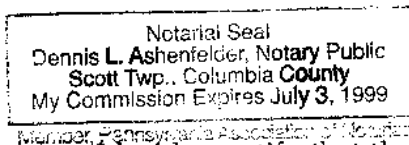
. Paula Barry, Publisher's Assistant., being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 . October . 19 . 26 . Nov . 2 . , 19 . 95 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 Barry

Sworn and subscribed to before me this . 8th . day of . November . 19 . 95 .

.....
(Notary Public)

My Commission Expires



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.

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

PHONE
(717) 389-5622

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX 717-784-0257

24 HOUR PHONE
(717) 784-6300

DATE Nov 15-95 TIME 0900
SENDING 2 PAGES INCLUDING TRANSMITTAL SHEET
TO Atty. JENNATHON SPORER
TELECOPIER PHONE NO. 717-829-3460
FROM: Harry A. Roadarmel Jr.
SHERIFF'S FILE NO. 55-1995

IF YOU DO NOT RECEIVE ALL PAGES INDICATED ABOVE, PLEASE CONTACT US
AT 717-389-5622 IMMEDIATELY.

THE FOLLOWING IS BEING TRANSMITTED:

_____ AS PER YOUR REQUEST
_____ ☒ FOR YOUR INFORMATION
_____ FOR COMMENT/APPROVAL
_____ PLEASE CALL ME

MESSAGE:

THE INFORMATION CONTAINED IN THE COMMUNICATION IS SUBJECT TO BE CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR FIRM TO WHICH IT IS DIRECTED (NAMED ABOVE). IF THE READER OF THIS COMMUNICATION IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION OR DISCLOSURE OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS FACSIMILE COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US VIA THE UNITED STATES POSTAL SERVICE. THANK YOU.

484

1-2/210
BRANCH 94

Nov 7 1945

\$ 13,000 $\frac{00}{100}$
DOLLARS

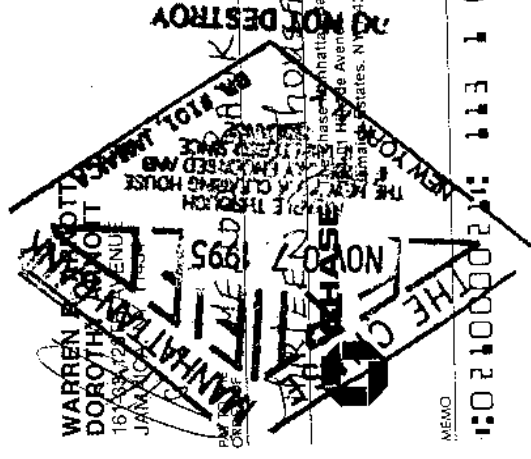
Warren B. Arnott

0484

56510 1 11 1 01935

MEMO

1:0210000120:





COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
DEPT. 280946
HARRISBURG, PA 17128-0946

**PRIORITY CLAIM
FOR
SHERIFFS SALE**

Please Print or Type

EXECUTION NUMBER	700-CV-1995
DATE OF SALE	11-09-95
AMOUNT	\$1,221.00

MR HARRY A ROAD DARMEL JR
SHERIFF OF COLUMBIA COUNTY
BOX 380
BLOOMSBURG, PA 17815

CORPORATION TAX FILE (BOX) NUMBER	3349-459
EMPLOYER EIN	
SALES TAX LICENSE NUMBER	
SOCIAL SECURITY NUMBER	

DEFENDANT MCM ASSOCIATES, INC.

This statement is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes. This statement is made in accordance with 42 Pa. C.S.A. §8151 and 72 P.S. §1402 (Fiscal Code §1402).

A. For the following taxes a priority in the distribution of the proceeds of the judicial sale should be made in accordance with the applicable provisions of the Tax Reform Code of 1971, 72 P.S. §7101, et seq. Tax liens were filed with the Prothonotary of Columbia County.

- ☐ Sales and Use Tax, 72 P.S. §7242
- ☐ Employer Withholding Tax, 72 P.S. §7345
- ☐ Pennsylvania Personal Income Tax, 72 P.S. §7345

B. A Corporation tax lien is a first lien and is required to be paid first out of the proceeds of the judicial sale before any pre-existing judgement, mortgage, or any other claim or lien against the corporation in accordance with 72 P.S. §1401 (Fiscal Code §1401).

☒ Corporation Taxes, 72 P.S. §1401

STATEMENT OF ACCOUNT

TYPE OF TAX	SETTLEMENT OR LIEN DATE	LIEN NUMBER OR FILING PERIOD	AMOUNT OR BALANCE
CORP	03-24-94	12-31-92	\$330.00
CORP	07-11-94	12-31-93	881.00
CORP	10-23-95	12-31-94	10.00

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity.

WITNESS my hand and the seal of the Department of
Revenue this 31ST day of OCTOBER, 19 95.

DIRECTOR, BUREAU OF COMPLIANCE

Robert A. Judge, Sr.
SECRETARY OF REVENUE

Robert A. Judge, Sr.

UNITED PERS. TRUST (formerly
UNITED PERS. TRUST)

PLAINTIFF,

V

MCM ASSOCIATES, INC. and
THE UNITED STATES OF AMERICA.

DEFENDANT.

: IN THE COURT OF COMMON PLEAS
: OF THE COUNTY OF COUMBERLAND
: PENNSYLVANIA

:
:
:
: CIVIL ACTION - LAW
: MORTGAGE FORECLOSURE

: NO. 700-CV-1995

:

STIPULATION

It is hereby stipulated and agreed by and between
Plaintiff, United Pers. Trust, and the defendant, United States of
America, as follows:

1. That the premises referred to in the Complaint is
owned by the defendant, MCM Associates, Inc.

2. That the Federal tax lien referred to in
paragraph "6" of the plaintiff's Complaint in the amount of
\$109,825.51 is junior in time to the plaintiff's mortgage set
forth in paragraph "5" of said Complaint.

3. That the defendant, United States of America,
wishes to have the judicial sale of the property in favor of the
plaintiff.

4. That the defendant, United States of America,
is not indebted to the plaintiff.

5. That the aforesaid property shall be sold at
judicial sale, notice of which shall be served on the defendant,
United States of America.

6. That the judicial sale of said property shall

JUL 12 10 06 AM '95

PROthonary
CLERK OF COURTS

proceeds of sale referred to in paragraph "6" of Plaintiff's Complaint.

7. That the proceeds of sale shall be divided and distributed as the parties may be entitled and any funds due the United States shall be sent to the Financial Litigation Unit, United States Attorney's office, Suite 309, Federal Building, Scranton, Pennsylvania 18501.

8. That the defendant, United States of America, shall be in strict compliance as provided in Title 28, United States Code, Section 2410.

Both parties to this stipulation shall bear their own respective costs in this matter.

DAVID M. BARASCH
United States Attorney

BY:

Mary C. + Kenneth J. ...
Chief, Civil Division
Attorney for Defendant,
United States of America

JONATHAN A. SPOHRER, ESQ.
Attorney for Plaintiff

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esq. ATTORNEY FOR Plaintiff

IDENTIFICATION NO.

LAW OFFICES

SUITE SEVEN HUNDRED

UNITED PENN BANK BUILDING

WILKES-BARRE, PENNA. 18701-1867

(717) 825-9401

1161

MELLON BANK, N.A. (formerly
UNITED PENN BANK,
Plaintiff

vs.

MCM ASSOCIATES, INC. and the
UNITED STATES OF AMERICA,
Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
: CIVIL ACTION - LAW
:
: IN MORTGAGE FORECLOSURE
:
:
:
: NO. 700-CV of 1995

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located in the City of as more particularly described in Exhibit "A" attached hereto.

1. Name and address of Owner:

MCM Associates, Inc.
R.R. #3, Box 328
Catawissa, PA 17850

2. Name and address of Defendants in the judgment.

MCM Associates, Inc.
RR #3 Box 328
Catawissa, PA 17850

United States of America
Department of Justice
Washington, D.C. 20005

U.S. Attorney Office
Room 426
Post Office Bldg. ✓
Washington & Linden Streets
Scranton, PA 18501

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

United States of America
c/o Department of Justice ✓
Washington, D.C. 20005
Filed to No. 1256-1993
Dated June 21, 1993
Amount: \$109,825.51

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Dated: June 20, 1994

11-15-95 Amount: \$24,102.05 - 21,700.00
File to No. 814-1994

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Dated: April 10, 1995
Amount: \$5,174.63
Filed to No. 488-1995

7-22-95
Corp Assessment 2-2-94 Filed
Mon. Filed

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale.

ASSIGNMENT OF MORTGAGE

MELLON BANK, N.A.,	:	Mortgage Dated: November 8, 1991
	:	County Recorded: Columbia
Assignor	:	Mortgage Book: 487
to	:	Page Number: 317
	:	Tax Parcel No.: 11-05-10
COMMONWEALTH NATIONAL MORTGAGE COMPANY,	:	
Assignee	:	

RECORDED
COLUMBIA CO., PA.
NOV 9 9 48 AM '95
TAX

For good and valuable consideration paid by Assignee to Assignor, Assignor hereby grants, transfers, assigns and sets over to Assignee, all its rights, title and interest in that certain Mortgage dated November 8, 1991 between MCM Associates, Inc., as Mortgagor and Mellon Bank, N.A. (formerly United Penn Bank) as Mortgagee. Said Mortgage is recorded in Columbia County, Mortgage Book 487, page 317.

Together with the Note, Contract and other obligations therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue to the Assignor as Mortgagee under said Mortgage, including the right to release said Mortgage in whole or in part and to sue thereon, to have and to hold unto the Assignee, its successors and assigns forever.

Dated this 20th day of October, 1995.

ATTEST:

MELLON BANK, N.A.

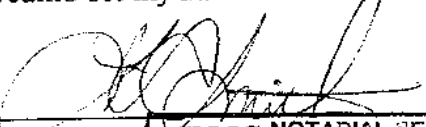
Rosalie M. Baran
ASSISTANT SECRETARY

BY: *[Signature]*

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF : ss.

On this, the 20th day of October, 1995, before me the undersigned officer, personally appeared Joseph Sweeney, Recovery Officer, who acknowledged himself to be the Recovery Officer of Mellon Bank, N.A., and that as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Recovery Officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


NOTARY PUBLIC NOTARIAL SEAL
TERRI C. SMITH, Notary Public
Luzerne Boro, Luzerne County
My Commission Expires Dec. 7, 1995

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF : ss.

Recorded on this, the _____ day of _____, _____, in the Recorder's Office of the said County of Mortgage Book Volume _____, Page _____.

Given under my hand and seal of the said office, the date above written.

Recorder

MELLON BANK, N.A. (formerly
UNITED PENN BANK,

Plaintiff

vs.

MCM ASSOCIATES, INC. and the
UNITED STATES OF AMERICA,

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION -- LAW
IN MORTGAGE FORECLOSURE

No. 700-CV of 1995

ASSIGNMENT OF JUDGMENT

KNOW ALL MEN BY THESE PRESENTS that for value received, Mellon Bank, N.A., ("Assignor") hereby sets over, transfers and assigns unto the Commonwealth National Mortgage Company ("Assignee"), a certain judgment obtained by Assignor on June 29, 1995, in the Court of Common Pleas of Columbia County, in the Commonwealth of Pennsylvania, No. 700-CV of 1995, against MCM Associates, Inc. and The United States of America said judgment is in the amount of One Hundred Twenty-Five Thousand Three Hundred Fifty-Four and 90/100 (\$125,354.90) Dollars, plus interest and costs. Assignor assigns said judgment together with all the benefit and advantages that may be obtained thereby, and Assignor does hereby grant to the Assignee full power to recover the same for its own use. Assignor further authorizes and empowers the Prothonotary or any attorney on behalf of the said Assignee to make the said judgment to his use.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of

October, 1995.

ATTEST:

Rosalie M. Banna
ASSISTANT SECRETARY

MELLON BANK, N.A

BY: *[Signature]*

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esq. ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 43894

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

MELLON BANK, N.A. (formerly	:	IN THE COURT OF COMMON PLEAS
UNITED PENN BANK),	:	OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
vs.	:	IN MORTGAGE FORECLOSURE
	:	
MCM ASSOCIATES, INC. and the	:	E.D. 550 P 1995
UNITED STATES OF AMERICA,	:	
	:	
Defendants	:	No. 700-CV of 1995

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MCM Associates, Inc.
RR #3, Box 328
Catawissa, PA 17850

Your property located in North Centre Township, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on *Nov 9*, 1995 at *1000 A* m. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Columbia County, Pennsylvania, to enforce the court judgment of \$125,354.90 (plus interest and costs) obtained by Mellon Bank, N.A. (formerly United Penn Bank) against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. The sale will be cancelled if you pay to Mellon Bank, N.A. (formerly United Penn Bank) the amount of \$125,354.90 (plus interest and costs). You may call:

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.
700 MELLON BANK CENTER
8 WEST MARKET STREET
WILKES-BARRE, PA 81701-1867
TELEPHONE NO. (717) 825-9401

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (717) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (717) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, they buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff (30) days from date of sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within (30) days after date of sale.
7. You may also have other right and defenses, or ways of getting your house back, if you act immediately after the sale.

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

COLUMBIA COUNTY COURT ADMINISTRATORS OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815
(717) 389-5667

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

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

6. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale.

Columbia County Tax Claim Bureau
c/o Columbia County Courthouse
Bloomsburg, PA 17815

Sherwin Williams Co.
607 Market Street
Bloomsburg, PA 17815

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

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

Dated: 9/25/95

By: 

LIEN CERTIFICATE

DATE September 20, 1995

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1994,

in Centre North Township are as follows:

Excluding: Interim Tax Billings

Owner or Reputed Owner: MCM Associates, Inc.

Former Owner: N/A

Parcel No. 11 205--010-00,000

Description 1.47 Acres

YEAR	TOTAL
1992	\$ 2,790.66
1993	\$ 3,336.53
1994	\$ 3,017.05
Lien Certificate	\$ 5.00
TOTAL	\$ 9,149.24

The above figures represent the amount(s) due during the month of November/December 1995

Requested by: Columbia County Sheriff

Fee: \$5.00

Inc. Above

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long
Director

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: Sep 18, 1995

RE: Sheriff's Sale Advertising Dates

Mellon Bank, N.A. vs. MCM Associates, Inc.,

No. 55 of 95 ED No. 700 of 95 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week Oct19-95

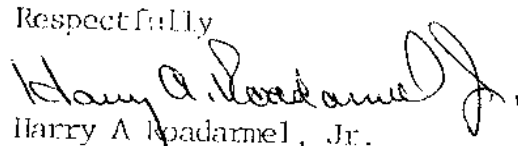
SALE DATE: NOV 9-95, 1000 AM

2nd week Oct26-95

3rd week NOV 2-95

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

SHERIFF'S SALE REAL ESTATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT 11-22-95

DOCKET AND INDEX 11-23-95

SET FILE FOLDER UP 11

CHECK FOR PROPER INFO

WRIT OF EXECUTION 5

COPY OF DESCRIPTION 5

WHEREABOUTS OF LAST KNOWN ADDRESS 5

NON-MILITARY AFFIDAVIT 5

NOTICES OF SHERIFF'S SALE 5

WATCHMAN RELEASE FORM 5

AFFIDAVIT OF LIENS LIST 5

CHECK FOR ~~\$500.00~~ ^{\$700.00} -- CK 110 21750531

* 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 11-22-95 12-2-95 12-9-95

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 12-7-95

- * 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) ✓

SERVICE

TYPE CARDS FOR DEFENDANTS 7-11-95

PUT PAPERS TOGETHER FOR DEFENDANTS ✓

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

PUT TOGETHER PAPERS FOR LIEN HOLDERS ✓

- * NOTICE OF SALE DIRECTED TO THEM ✓

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

- * DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO ✓

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS ✓

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300(2)

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS

SEND DESCRIPTION TO PRINTER _____

** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO WATER AND SEWER AUTH. _____

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE(post on board) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

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

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

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

24 HOUR PHONE
(717) 784-6300

Date: Sep 19-95

To: Pauline M. Groshek
R.D.2, Box 2463
Berwick, PA 18603

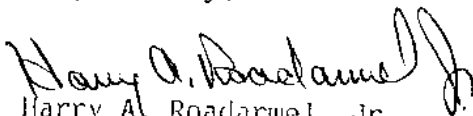
Re: Mellon Bank, N.A. vs. MCM Associates, Inc.
No: 55 of 95 ED No: 700 of 95 JD

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. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) ~~784-6300~~
389-5622

24 HOUR PHONE
(717) 784-6300

Date: Sep 19-95

To: United States of America
c/o Dept. of Justice
Washington, D.C. 2005

Re: Mellon Bank, N.A. VS. MCM Associates, Inc.

No: 55 of 1995 ED No: 700 of 95 JD

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Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

DATE: SEP 18-95

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Clearance Support Section
Department 280946
Harrisburg, PA 17128-0946

Your File No. 488-95 and 814-94

Mellon Bank, N.A.

MM Associates, Inc.

RE: 55 95 VS. 700 95
NO: OF E.D. NO: OF J.D.

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.
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) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: SEP 18-95

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

Re: Mellon Bank, N.A. vs. MCM Associates, Inc.

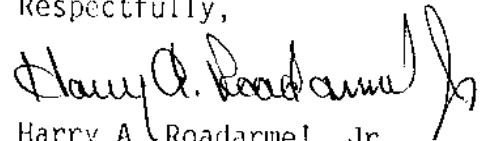
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Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

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

24 HOUR PHONE
(717) 784-6300

Date: Sep 19-95

To: U.S. Attorney Office
Room 426
~~Post Office Building~~
Washington and Linden Streets
Scranton, PA 18501

Re: Mellon Bank, N.A. vs MCM Associates, Inc.

No: 55 of 95 ED No: 700 of 95 JD

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Respectfully,

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

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: SEP 15-95

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

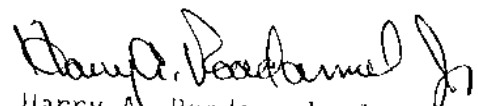
Re: Fellon Bank, N.A. VS 1731 Associates, Inc.
No: 95 of 95 ED No: 700 of 95 JD

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. 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: Sep 18-95

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

Re: Mellon Bank, N.A. VS MCM Associates, Inc.

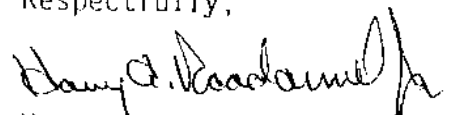
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Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 784-1991

24 HOUR PHONE
(717) 784-6300

Date: Sep 18-95

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

Re: Mellon Bank, N.A. VSMI Associates, Inc.

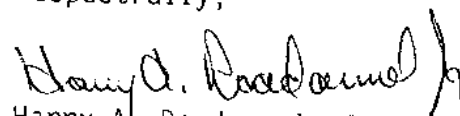
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Respectfully,


Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

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

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

OF COUNSEL
GEORGE A. SPOHRER

LAW OFFICES

SUITE SEVEN HUNDRED
MELLON BANK CENTER
8 WEST MARKET STREET
WILKES-BARRE, PA 18701-1867

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

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

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

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

August 25, 1995

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

ANDREW HOURLIGAN, JR.
1948-1978
MORRIS B. GFLB
1929-1988

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

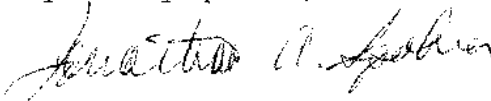
RE: Mellon Bank, N.A., (formerly United Penn Bank) vs.
MCM Associates, Inc.
No. 700-CV of 1995

Dear Sir/Madam:

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

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

Very truly yours,


JONATHAN A. SPOHRER

JASa/mk
Encl.
cc: Joseph Sweeney

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esq. ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 43894

LAW OFFICES

SUITE SEVEN HUNDRED

MELLON BANK CENTER

WILKES-BARRE, PA 18701-1867


(717) 825-9401

MELLON BANK, N.A. (formerly UNITED, PENN BANK	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY
	:	
vs.	:	
	:	CIVIL ACTION - LAW
	:	IN MORTGAGE FORECLOSURE
MCM ASSOCIATES, INC. and the UNITED STATES OF AMERICA,	:	
	:	
Defendants	:	No. 700-CV of 1995

WAIVER OF WATCHMAN

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

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


JONATHAN A. SPOHRER, ESQUIRE
Attorney for Mellon Bank, N.A.

HOURIGAN, KLUGER, SPOHRER & QUINN
A PROFESSIONAL CORPORATION

BY: JONATHAN A. SPOHRER

ATTORNEY FOR MELLON BANK, N.A.

IDENTIFICATION NO. 43894

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

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

Plaintiff

vs.

MCM ASSOCIATES, INC., and the
UNITED STATES OF AMERICA,

Defendants,

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY

:
: CIVIL ACTION - LAW

:
: IN MORTGAGE FORECLOSURE

:
: No. of 1995

**AFFIDAVIT OF
LAST KNOWN ADDRESS**

COMMONWEALTH OF PENNSYLVANIA

:
: SS.

COUNTY OF LUZERNE


:

Joseph E. Sweeney, Retail Recovery Officer, Mellon Bank, N.A., (formerly United Penn Bank), being duly sworn according to law, deposes and states that to the best of his knowledge,

information and belief, the last known principal address of the above-captioned Defendant is as follows:

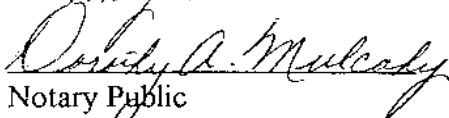
R.R. # 3 Box 328
Catawissa, PA 17820

If the Defendant cannot be found at the above address, then the Plaintiff believes and therefore avers that the Defendant's, MCM Associates, Inc., whereabouts is unknown.

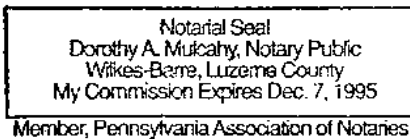


JOSEPH E. SWEENEY
Retail Recovery Officer

Sworn to and Subscribed
before me this *5th* day
of *May*, 1995.



Notary Public



HOURIGAN, KLUGER, SPOHRER & QUINN
A PROFESSIONAL CORPORATION

BY: JONATHAN A. SPOHRER

ATTORNEY FOR MELLON BANK, N.A.

IDENTIFICATION NO. 43894

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

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

Plaintiff

vs.

MCM ASSOCIATES, INC., and the
UNITED STATES OF AMERICA,

Defendants,

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
:

: CIVIL ACTION - LAW
:

: IN MORTGAGE FORECLOSURE
:

: No. of 1995

**AFFIDAVIT OF
LAST KNOWN ADDRESS**

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LUZERNE

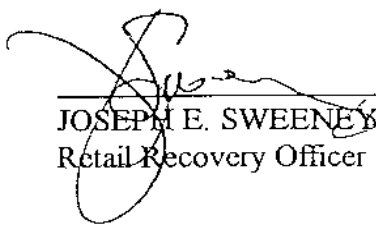
:
: SS.
:

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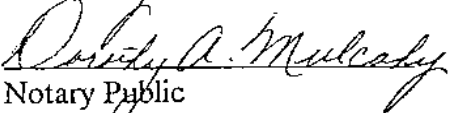
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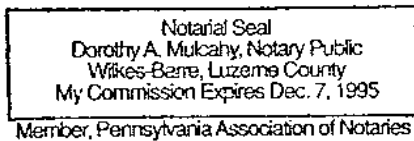
R.R. # 3 Box 328
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If the Defendant cannot be found at the above address, then the Plaintiff believes and therefore avers that the Defendant's, MCM Associates, Inc., whereabouts is unknown.


JOSEPH E. SWEENEY
Retail Recovery Officer

Sworn to and Subscribed
before me this 5th day
of May, 1995.


Notary Public



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

MELLON BANK, N.A. (formerly

UNITED PENN BANK)

vs. Plaintiff

MCM ASSOCIATES, INC. and the

UNITED STATES OF AMERICA,

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 700-CV Term 19 95 J.D.

No. 55 Term 19 95 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Luzerne

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

SEE ATTACHED EXHIBIT "A"

Amount Due

\$ 125,354.90

Interest from 4/19/95

\$ _____

TOTAL

\$

Plus costs costs and interest
to date of Sheriff Sale

as endorsed.

Dated Aug 28, 1995

(SEAL)

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

By: Balmain D. Schaefer

Deputy

ALL that certain parcel or tract of land situate in the North Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Commonwealth Telephone Company Pole No. CR3, said pole being in line with the Northerly boundary line of lands of Irene S. Morris and being North 3 degrees 17 minutes 30 seconds East, 5.53 feet from an iron pin;

THENCE North 3 degrees 17 minutes 30 seconds East, 53.04 feet to a point;

THENCE North 5 degrees 36 minutes 57 seconds West, 107.70 feet to a point in line of lands of Myron and Elizabeth Edwards;

THENCE along said lands of Edwards, South 73 degrees 41 minutes 1 second East, 353.86 feet to a stone corner in line of lands of Michael; and Mary Zenzel;

THENCE South 7 degrees 30 minutes 14 seconds West, 253.25 feet to an iron pin in line of lands of Irene S. Morris;

THENCE along said lands of Morris the following courses and distances to the place of beginning:

North 78 degrees 3 minutes 43 seconds West, 106.63 feet to an iron pin;

North 20 degrees 32 minutes 40 seconds West, 55.19 feet;

North 14 degrees 36 minutes 16 seconds West, 85.27 feet;

North 77 degrees 30 minutes 00 seconds West, 157.58 feet;

CONTAINING 1.476 acres.

The above description taken from a survey draft prepared by Orangeville Surveying Consultants, 36 West Main Street, Bloomsburg, PA on August 16, 1976.

SEIZED AND TAKEN INTO EXECUTION at the suit of Mellon Bank, N.A. (formerly United Penn Bank) against MCM Associates, Inc., real owner. Sheriff to collect \$125,354.90 plus interest from April 19, 1995 and costs.

Being a single family home located at R.R. 2, Box 2838, North Centre Township, Berwick, Columbia County, Pennsylvania. Tax Map No. 11-05-10, 1.47 acres of land.

Hourigan, Kluger, Spohrer & Quinn, P.C., 700 Mellon Bank Center, 8 West Market Street, Wilkes-Barre, PA 18701-1867.

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esq. ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 43894

LAW OFFICES

SUITE SEVEN HUNDRED

MELLON BANK CENTER

WILKES-BARRE, PA 18701-1867

(717) 825-9401

MELLON BANK, N.A. (formerly	:	IN THE COURT OF COMMON PLEAS
UNITED PENN BANK),	:	OF COLUMBIA COUNTY
	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
vs.	:	IN MORTGAGE FORECLOSURE
	:	
MCM ASSOCIATES, INC. and the	:	E.D. 55081995
UNITED STATES OF AMERICA,	:	
	:	
Defendants	:	No. 700-CV of 1995

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MCM Associates, Inc.
RR #3, Box 328
Catawissa, PA 17850

Your property located in North Centre Township, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on Nov 9, 1995 at 1000 Am. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Columbia County, Pennsylvania, to enforce the court judgment of \$125,354.90 (plus interest and costs) obtained by Mellon Bank, N.A. (formerly United Penn Bank) against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. The sale will be cancelled if you pay to Mellon Bank, N.A. (formerly United Penn Bank) the amount of \$125,354.90 (plus interest and costs). You may call:

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.
700 MELLON BANK CENTER
8 WEST MARKET STREET
WILKES-BARRE, PA 81701-1867
TELEPHONE NO. (717) 825-9401

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (717) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (717) 389-5622.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, they buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff (30) days from date of sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within (30) days after date of sale.
7. You may also have other right and defenses, or ways of getting your house back, if you act immediately after the sale.

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

COLUMBIA COUNTY COURT ADMINISTRATORS OFFICE
P.O. BOX 380
BLOOMSBURG, PA 17815
(717) 389-5667

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

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

6. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale.

Columbia County Tax Claim Bureau
c/o Columbia County Courthouse
Bloomsburg, PA 17815

Sherwin Williams Co.
607 Market Street
Bloomsburg, PA 17815

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

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

Dated: 9/25/95

By: Jonathan A. Spahr

(LETTERHEAD)

Postmaster

Date 9-2-95

City, State, ZIP Code

**Request for Change of Address or Boxholder
Information Needed for Service of Legal Process**

Please furnish the new address or the name and street address (if a boxholder) for the following:

Name: Ed Melling

Address: 150 W 12th St

NOTE: The name and last known address are required for change of address information. The name, if known, and post office box address are required for boxholder information.

The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is **waived** in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.

1. Capacity of requester (e.g., process server, attorney, party representing himself): deputy Sheriff
2. Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting *pro se* - except a corporation acting *pro se* must cite statute): _____
3. The names of all known parties to the litigation: _____
4. The court in which the case has been or will be heard: Common Pleas Court
5. The docket or other identifying number if one has been issued: 55-75
6. The capacity in which this individual is to be served (e.g. defendant or witness): def.

WARNING

THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).

I certify that the above information is true and that the address information is needed and will be used solely for service of legal process in connection with actual or prospective litigation.

Signature [Signature] Address PO Box 380
Ed Melling Elmwood PA 15115
Printed Name City, State, ZIP Code

FOR POST OFFICE USE ONLY

☐ No change of address order on file. **NEW ADDRESS or**

BOXHOLDER'S POSTMARK

- ☐ Not known at address given. **NAME and STREET ADDRESS**
☐ Moved, left no forwarding address. _____
☐ No such address. _____

117 E Cherry St.
Liberty Center, OH 43532

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

MELLON BANK, N.A. (formerly

UNITED PENN BANK)

vs. **Plaintiff**

MCM ASSOCIATES, INC. and the

UNITED STATES OF AMERICA,

Defendants

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 700-CV Term 19 95 J.D.

No. 55 Term 1995 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Luzerne

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

SEE ATTACHED EXHIBIT "A"

Amount Due

\$ 125,354.90

Interest from 4/19/95

\$ _____

TOTAL

\$ _____ Plus costs costs and interest
to date of Sheriff Sale

as endorsed.

Dated

(SEAL)

Tamara B. Rine
Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

By:

Barbara N. Hellett
Deputy

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esq. ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 43894

LAW OFFICES

SUITE SEVEN HUNDRED

MELLON BANK CENTER

WILKES-BARRE, PA 18701-1867

(717) 825-9401

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

Plaintiff

vs.

MCM ASSOCIATES, INC. and the
UNITED STATES OF AMERICA,

Defendants

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY

:
: CIVIL ACTION - LAW

:
: IN MORTGAGE FORECLOSURE

:
: **ED. 550 F 1995**

:
: No. 700-CV of 1995

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: MCM Associates, Inc.
 RR #3, Box 328
 Catawissa, PA 17850

Your property located in North Centre Township, Columbia County, Pennsylvania is scheduled to be sold at Sheriff's Sale on **Nov 9**, 1995 at **1000 A** m. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Columbia County, Pennsylvania, to enforce the court judgment of \$125,354.90 (plus interest and costs) obtained by Mellon Bank, N.A. (formerly United Penn Bank) against you.

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

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P.O. BOX 380
BLOOMSBURG, PA 17815
(717) 389-5667

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

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

6. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale.

Columbia County Tax Claim Bureau
c/o Columbia County Courthouse
Bloomsburg, PA 17815

Sherwin Williams Co.
607 Market Street
Bloomsburg, PA 17815

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

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

Dated: 9/25/95

By: 

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

BY: Jonathan A. Spohrer, Esq. ATTORNEY FOR Plaintiff

IDENTIFICATION NO.

LAW OFFICES

SUITE SEVEN HUNDRED

UNITED PENN BANK BUILDING

WILKES-BARRE, PENNA. 18701-1867

(717) 825-9401

MELLON BANK, N.A. (formerly	:	IN THE COURT OF COMMON PLEAS
UNITED PENN BANK,	:	OF COLUMBIA COUNTY
Plaintiff	:	CIVIL ACTION - LAW
	:	
vs.	:	IN MORTGAGE FORECLOSURE
	:	
MCM ASSOCIATES, INC. and the	:	
UNITED STATES OF AMERICA,	:	
	:	
Defendants	:	NO. 700-CV of 1995

AFFIDAVIT PURSUANT TO RULE 3129.1

Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located in the City of as more particularly described in Exhibit "A" attached hereto.

1. Name and address of Owner:

MCM Associates, Inc.
R.R. #3, Box 328
Catawissa, PA 17850

2. Name and address of Defendants in the judgment.

MCM Associates, Inc.
RR #3 Box 328
Catawissa, PA 17850

United States of America
Department of Justice
Washington, D.C. 20005

U.S. Attorney Office
Room 426
Post Office Bldg.
Washington & Linden Streets
Scranton, PA 18501

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

United States of America
c/o Department of Justice
Washington, D.C. 20005
Filed to No. 1256-1993
Dated June 21, 1993
Amount: \$109,825.51

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Dated: June 20, 1994
Amount: \$24,102.05
File to No. 814-1994

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Department 280946
Harrisburg, PA 17128-0946
Dated: April 10, 1995
Amount: \$5,174.63
Filed to No. 488-1995

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

5. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale.

Cashier's Check



Mellon Bank

Mellon Bank, N.A.
Wilkes-Barre, PA

Date

August 14, 1992 **21750531**

60-57313

Amount

Pay

21750531

To the order of *******Sheriff of Columbia County*******

\$ *900.00*****

Remitter **MCM Associates**

Memo **Suspense Account 0101-01434**

Authorized
Signature

Anthony Williams

⑈2175053⑈ ⑆031300575⑆ 1005832⑈

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 1995, J.D. 700-95 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURT HOUSE, MAIN STREET, BLOOMSBURG, PA.

NOVEMBER 9-1995 at 1000 AM

ALL that certain parcel or tract of land situate in the North Centre Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a Commonwealth Telephone Company Pole No. CR3, said pole being in line with the Northerly boundary line of lands of Irene S. Morris and being North 3 degrees 17 minutes 30 seconds East, 5.53 feet from an iron pin;

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Being a single family home located at R.R. 2, Box 2838, North Centre Township, Berwick, Columbia County, Pennsylvania. Tax Map No. 11-05-10, 1.47 acres of land.

Hourigan, Kluger, Spohrer & Quinn, P.C., 700 Mellon Bank Center, 8 West Market Street, Wilkes-Barre, PA 18701-1867.

Terms of SALE: Ten (10) percent cash or cashier's check at the time of Sale, balance in Cash or Certified Check within eight (8) days after sale. Said premises to be sold by the Sheriff of Columbia County..

Harry A. Roadarmel Jr,
Sheriff

Bids

Rich's Clients 50,000.^{ac} Mrs. Arnett
 65,000 105,000
 80,000
 90,000
 93,000
 95,000

Bank 14,842.75 / 60,000.^{ac} / 75,000 / 85,000
 92,000. 104,000.
 94,000

~~Women in Red/Tan~~

11,175
 242

 11,417
 \$ 4413.00

Tax

11,417