ASSIGNMENT OF MORTGAGE

MELLON BANK, N.A. (formerly

Mortgage Dated: August 31, 1990

UNITED PENN BANK),

County Recorded: Columbia

Assignor

Mortgage Book: 458

to

Page Number: 536

COMMONWEALTH NATIONAL MORTGAGE COMPANY,

Pin No.:

11-05-C-7

Assignee

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 August 31, 1990 between Charles Yohey and Susan Yohey as Mortgagors and Mellon Bank, N.A. (formerly United Penn Bank), as Mortgagee. Said Mortgage is recorded in Columbia County, Mortgage Book 458, Page 536.

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 15th day of upril, 1996.

MELLON BANK, N.A.

Recovery Officer

COMMONWEALTH OF PENNSYLVANIA:	
COUNTY OF	
On this, the 15th day of 4 1996, before me, the undersigned officer, personal	lly
appeared Joseph E. Sweeney, who acknowledged himself to be the Recovery Officer of Mello	
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 himse	elf
as Recovery Officer.	
IN WITNESS WHEREOF, I have set my hand and official seal.	
NOTARY PUBLIC Huckus	k
COMMONWEALTH OF PENNSYLVANIA:	
COUNTY OF COLUMBIA :	
Recorded on this day of, 1996, in the Recorder's Office of the s	aid
County of Mortgage Book Volume, Page	
Given under my hand and seal of said office, the date above written.	
RECORDER	_

ASSIGNMENT OF MORTGAGE

MELLON BANK, N.A. (formerly

UNITED PENN BANK),

Mortgage Dated: August 31, 1990

County Recorded: Columbia

Assignor

Mortgage Book: 458

ίo

Page Number: 536

COMMONWEALTH NATIONAL MORTGAGE COMPANY,

Pin No.:

11-05-C-7

Assignee

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 August 31, 1990 between Charles Yohey and Susan Yohey as Mortgagors and Mellon Bank, N.A. (formerly United Penn Bank), as Mortgagee. Said Mortgage is recorded in Columbia County, Mortgage Book 458, Page 536.

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 15th day of april, 1996.

MELLON BANK, N.A.

Recovery Officer

62960.1



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

Γ	RECORDER'S USE ONLY
State Tax Paid	THE CONDENTS OSE ONLY
Book Number	
Page Number	
Date Recorded	
<u>L</u> _	

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

ame	a tax exemption is claimed. A Simblic utility easement. If more spa - All inquiries may be	directed to th	e following pers	different as a second
	Columbia co	01 155	Telephone Number:	
reet Address		Sheriff	Area Code (717)	389-5622
W. Main St., P.O. Box	380 Bloomeburg DA	1701	State	Zip Code
	The state of the s	1/815		
amor (shiresso) (s)		Pale of Acceptance of D	ocument	· — · — · — · — · — · · — · · · · · · ·
Charles H. and Susan C		Grantee(s)/Lessen(s)		————— — .
agi Wodtett	·——·— ·—	omnonwealth	National Mortga	вие Со
Box 2586, R.R.2,	1**	1001 1001033		
y State	Zip Code Ci	West Market	St.	
Berwick, PA 18603	T-	*	State	Zip Coda
PROPERTY LOCATIO	N	likes-Barre,	PA 18701-1867	
eet Address				Carlotte San San San San San San
Box 2586 P.P.2 /d : 1	Cit	ly, Township, Borough		
Box 2586, R.R.2 (C ircl	e Drive) B	ewick_Ubril) Contro The	
	Central Area	CIOL-LI	Tax Parcel Number	
VALUATION DATA	Central Area		⊥ 11-05C-7	
ctual Cash Consideration	2. Other Consideration		S. C. S. W. S. C.	Same to the second
\$5919.70	+ 0		3. Total Consideration	
ounty Assessed Value	5. Common level Ratio Factor		= 5919.70	
38,955.00	1 0 /0		6. Fair Market Value	
EXEMPTION DATA	The second secon		= 94,271.10	
Amount of Exemption Claimed		Straight of March	Britania di Anglesia	A Secretary of the Control of the
Amount of Exemption Claimed 100% Theck Appropriate Box Below for Exe Will or intestate succession Transfer to industrial Development A	1b. Percentage of Interest Conve	eyed	(Estate File Number)	
Amount of Exemption Claimed 100% Check Appropriate Box Below for Exe Will or intestate succession Transfer to Industrial Development A Transfer to agent or straw party. (At Transfer between principal and agen Transfers to the Commonwealth, the telegraphs (Atlach copy of resolution).	Ib. Percentage of Interest Conversion 100% Implied Claimed [Name of Decedent] gency. tach copy of agency/straw party of the copy of agency/straw the copy of a mortgage in default. Mortgage of a mortgage in default.	agreement). trust agreement). Tax es by gift, dedication	(Estate File Number) paid prior deed \$ condemnation or in lie	of condemnation.
Amount of Exemption Claimed 100% Check Appropriate Box Below for Exe Will or intestate succession Transfer to Industrial Development A Transfer to agent or straw party. (At Transfer between principal and agen Transfers to the Commonwealth, the tell (Attach copy of resolution). Transfer from mortgagor to a holder Corrective deed (Attach copy of the parts)	Ib. Percentage of Interest Convertion 100% Imption Claimed [Name of Decedent] gency. tach copy of agency/straw party of the copy of agency/straw the copy of agency/straw the copy of agency/straw the copy of a martgage in default. Mortgage in default.	agreement). trust agreement). Tax es by gift, dedication age Book Number _	(Estate File Number) paid prior deed \$ condemnation or in lie	of condemnation.
Amount of Exemption Claimed 100% Check Appropriate Box Below for Exe Will or intestate succession Transfer to industrial Development A Transfer to agent or straw party. (At Transfer between principal and agen Iransfers to the Commonwealth, the I (Atlach copy of resolution). Transfer from mortgagor to a holder Corrective deed (Attach copy of the p	ib. Percentage of Interest Conversion 100% Imption Claimed [Name of Decedent] gency. tach copy of agency/straw party of the Copy of agency/straw the Copy of agency/straw the Copy of amortgage in default. Mortgation deed).	agreement). Irust agreement). Tax es by gift, dedication age Book Number _	(Estate File Number) a paid prior deed \$, condemnation or in liet 458, Page N	of condemnation,
Amount of Exemption Claimed 100% Check Appropriate Box Below for Exe Will or intestate succession Transfer to industrial Development A Transfer to agent or straw party. (At Transfer between principal and agen Iransfers to the Commonwealth, the I (Atlach copy of resolution). Transfer from mortgagor to a holder Corrective deed (Attach copy of the p	ib. Percentage of Interest Conversion 100% Imption Claimed [Name of Decedent] gency. tach copy of agency/straw party of the Copy of agency/straw the Copy of agency/straw the Copy of amortgage in default. Mortgation deed).	agreement). Irust agreement). Tax es by gift, dedication age Book Number _	(Estate File Number) a paid prior deed \$, condemnation or in liet 458, Page N	of condemnation,
Amount of Exemption Claimed 100% Check Appropriate Box Below for Exe Will or intestate succession Transfer to Industrial Development A Transfer to agent or straw party. (At Transfer between principal and agen Transfers to the Commonwealth, the tell (Attach copy of resolution). Transfer from mortgagor to a holder Corrective deed (Attach copy of the parts)	ib. Percentage of Interest Conversion 100% Imption Claimed [Name of Decedent] gency. tach copy of agency/straw party of the Copy of agency/straw the Copy of agency/straw the Copy of amortgage in default. Mortgation deed).	agreement). Irust agreement). Tax es by gift, dedication age Book Number _	(Estate File Number) a paid prior deed \$, condemnation or in liet 458, Page N	of condemnation,
Amount of Exemption Claimed 100% Check Appropriate Box Below for Exe Will or intestate succession Transfer to industrial Development A Transfer to agent or straw party. (At Transfer between principal and agen Iransfers to the Commonwealth, the I (Atlach copy of resolution). Transfer from mortgagor to a holder Corrective deed (Attach copy of the p	ib. Percentage of Interest Conversion 100% Imption Claimed [Name of Decedent] gency. tach copy of agency/straw party of the Copy of agency/straw the Copy of agency/straw the Copy of amortgage in default. Mortgation deed).	agreement). Irust agreement). Tax es by gift, dedication age Book Number _	(Estate File Number) a paid prior deed \$, condemnation or in liet 458, Page N	of condemnation,
Amount of Exemption Claimed 100% Check Appropriate Box Below for Exe Will or intestate succession Transfer to industrial Development A Transfer to agent or straw party. (At Transfer between principal and agen Transfers to the Commonwealth, the I (Atlach copy of resolution). Transfer from mortgagor to a holder Corrective deed (Attach copy of the p Statutory corporate consolidation, me Other (Please explain exemption claim	Ib. Percentage of Interest Conversion 100% Imption Claimed [Name of Decedent] gency. tach copy of agency/straw party of the copy of agency/straw the copy of agency/straw the copy of agency/straw the copy of a mortgage in default. Mortgation deed). Trigger or division. (Attach copy of med, if other than listed above.)	agreement). trust agreement). Tax es by gift, dedication age Book Number _ articles).	(Estate File Number) a paid prior deed \$, condemnation or in liet 458, Page N	of condemnation, umber 536
Amount of Exemption Claimed 100% Check Appropriate Box Below for Exe Will or intestate succession Transfer to industrial Development A Transfer to agent or straw party. (At Transfer between principal and agen Transfers to the Commonwealth, the I (Atlach copy of resolution). Transfer from mortgagor to a holder Corrective deed (Attach copy of the p Statutory corporate consolidation, me Other (Please explain exemption claim	Ib. Percentage of Interest Conversion 100% Imption Claimed [Name of Decedent] gency. tach copy of agency/straw party of the copy of agency/straw the copy of agency/straw the copy of agency/straw the copy of a mortgage in default. Mortgation deed). Trigger or division. (Attach copy of med, if other than listed above.)	agreement). trust agreement). Tax es by gift, dedication age Book Number _ articles).	(Estate File Number) a paid prior deed \$, condemnation or in liet 458, Page N	of condemnation, umber 536_
Amount of Exemption Claimed 100% Check Appropriate Box Below for Exemption Claimed Will or intestate succession Transfer to industrial Development A Transfer to agent or straw party. (At Transfer between principal and agent Atlach copy of resolution). Transfer from mortgagor to a holder Corrective deed (Attach copy of the part of the Commonwealth). Statutory corporate consolidation, me Other (Please explain exemption claims).	Ib. Percentage of Interest Convertion IDO% IMPORTATION (Name of Decedent) gency. tach copy of agency/straw party of the Copy of agency/straw the Copy of agency/straw the Copy of agency/straw the Copy of a mortgage in default. Mortgation deed). Inger or division. (Attach copy of the copy	agreement). trust agreement). Tax es by gift, dedication age Book Number _ articles).	(Estate File Number) a paid prior deed \$, condemnation or in liet 458, Page N	of condemnation, umber 536_
Corrective deed (Attach copy of the position). Statutory corporate consolidation, me of Correspondent or Responsible Party.	1b. Percentage of Interest Convertion 100% Imption Claimed [Name of Decedent] gency. Itach copy of agency/straw party of the copy of agency/straw party of the copy of agency/straw the copy of agency/straw the copy of amortgage in default. Mortgation deed). Inger or division. (Attach copy of the copy if other than listed above.)	agreement). trust agreement). Tax es by gift, dedication age Book Number _ articles).	(Estate File Number) a paid prior deed \$, condemnation or in lies 458, Page N	of condemnation, umber 536_
Amount of Exemption Claimed 100% Check Appropriate Box Below for Exemption Claimed Will or intestate succession Transfer to Industrial Development A Transfer to agent or straw party. (At Transfer between principal and agent consolidation). Transfers to the Commonwealth, the telephone of the party of the party of the party corporate consolidation, meaning the complete of the party of the	1b. Percentage of Interest Convertion 100% Imption Claimed [Name of Decedent] gency. Itach copy of agency/straw party of the copy of agency/straw party of the copy of agency/straw the copy of agency/straw the copy of amortgage in default. Mortgation deed). Inger or division. (Attach copy of the copy if other than listed above.)	agreement). trust agreement). Tax es by gift, dedication age Book Number _ articles).	(Estate File Number) a paid prior deed \$, condemnation or in liet 458, Page N	of condemnation, umber 536_



COMMONWEAUTH OF FENNSYIVANIA 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	
tate Tax Paid		
ook Number		<u>-</u> -
oga Number	(<u>c.z.)</u>	—·—-
ate Recorded	<u> </u>	_

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

Name	All inquiries may	ho disseled t	onsideration is not set forth in the die ie is not required if the transfer is v ttach additional sheet(s).	
		ne directed to	o the following person:	The state of the s
Street Address	Columbia C	o. Sheriff	F	
W. Main St., P.O. Box 3	00 D1	ity	Area Code (717) 389-	
B TRANSFER DATA	80, Bloomsburg,	PA 17815	5.2,5	Zip Code
Grantor(s)/lessor(s)	A STATE OF THE STA	Date of Acceptance	of Document	
Charles H. and Susan C.	Voherr	Grantee(s)/Lessee(s		
TOD! MODIESS		Commonweal	th National Mortgage	Co
Box 2586, I.R.2,			· · · · · · · · · · · · · · · · · · ·	CO
State		8 West Mar	ket St.	
Berwick, PA 18603	Zip Code	City	State	Zip Coda
PROPERTY LOCATION		Wilkes-Bar	re, PA 18701-1867	
eer Address				No. 18 18 18
Box 2586, R.R.2 (C ircle	T		-9"	
unty	School District	-Berwiel in	Orth Control Typ.,	
	Central Are	, on		·— — ·— ·
VALUATION DATA	West of the second		11-05C-7	
Actual Cash Consideration	2. Other Consideration		Service of the servic	100
\$5919.70	+ 0		3. Total Consideration	الكالة عاليا والساساسات
County Assessed Value	5. Common Level Ratio Fa	udor	= 5919.70	
38,955.00	× 2.42	icio)	6. Fair Market Value	
EXEMPTION DATA			= 94,271.10	
Amount of Exemption Claimed 100%	1b. Percentage of Interest (Conveyed	The same of the same	3 6 7 3 18 18 A.S.
Check Appropriate Box Below for Exem	ption Claimed			
Will on install	—	· · · · · · · · · · · · · · · · · · ·	J	
Will or intestate succession		odeni)	(Estate File Number)	
Will or intestate succession Transfer to Industrial Development Age	(Name of Dece		(Estate File Number)	 <u></u>
Will or intestate succession Transfer to Industrial Development Age Transfer to agent or straw party. (Attack	(Name of Dece oncy. ch copy of agency/straw po	orty agreement)	·	 ,
Will or intestate succession Transfer to Industrial Development Age Transfer to agent or straw party. (Attached) Transfer between principal and agent.	(Name of Dece oncy. ch copy of agency/straw po (Attach copy of agency/str	arty agreement).	·	 <u></u> <u>-</u> -
Will or intestate succession Transfer to Industrial Development Age Transfer to agent or straw party. (Attached) Transfer between principal and agent.	(Name of Dece oncy. ch copy of agency/straw po (Attach copy of agency/str	arty agreement).	·	
Will or intestate succession Transfer to Industrial Development Age Transfer to agent or straw party. (Attach Commonwealth, the Unice (Attach copy of resolution).	(Name of Dece ency. ch copy of agency/straw po (Attach copy of agency/str iled States, and Instrument	arty agreement). raw trust agreement) valities by gift, dedica	. Tax paid prior deed \$	andamustis -
Will or intestate succession Transfer to Industrial Development Age Transfer to agent or straw party. (Attain Iransfer between principal and agent.) Transfers to the Commonwealth, the Unice (Attach copy of resolution).	(Name of Dece ency. ch copy of agency/straw po (Attach copy of agency/str ited States, and Instrument f a mortgage in default. M	arty agreement). raw trust agreement) valities by gift, dedica	. Tax paid prior deed \$	andamustis -
Will or intestate succession Transfer to Industrial Development Age Transfer to agent or straw party. (Attack transfers to the Commonwealth, the University (Attack copy of resolution). Transfer from mortgagor to a holder of Corrective deed (Altack copy of the price)	(Name of Dece ency. ch copy of agency/straw po (Attach copy of agency/str ited States, and Instrument f a mortgage in default. M or deed).	arty agreement). Taw trust agreement) Talities by gift, dedict Talities by gift, dedict	. Tax paid prior deed \$	andamustis -
Will or intestate succession Transfer to Industrial Development Age Transfer to agent or straw party. (Attain Transfer between principal and agent. Transfers to the Commonwealth, the Uni (Attach copy of resolution). Transfer from mortgagor to a holder of Corrective deed (Allach copy of the principal consolidation, merg	(Name of Dece oncy. ch copy of agency/straw po (Attach copy of agency/str ited States, and Instrument f a mortgage in default. M or deed).	arty agreement). raw trust agreement) ralities by gift, dedica- lortgage Book Numb	. Tax paid prior deed \$ation, condemnation or in lieu of conser458, Page Number	ondennation.
Will or intestate succession Transfer to Industrial Development Age Transfer to agent or straw party. (Attain Transfer between principal and agent. Transfers to the Commonwealth, the Uni (Attach copy of resolution). Transfer from mortgagor to a holder of Corrective deed (Allach copy of the principal consolidation, merg	(Name of Dece oncy. ch copy of agency/straw po (Attach copy of agency/str ited States, and Instrument f a mortgage in default. M or deed).	arty agreement). raw trust agreement) ralities by gift, dedica- lortgage Book Numb	. Tax paid prior deed \$ation, condemnation or in lieu of conser458, Page Number	ondenmation.
Will or intestate succession Transfer to industrial Development Age Transfer to agent or straw party. (Attain transfer between principal and agent.) Transfers to the Commonwealth, the Unice (Attach copy of resolution). Transfer from mortgagor to a halder of Corrective deed (Altach copy of the principal acceptance).	(Name of Dece oncy. ch copy of agency/straw po (Attach copy of agency/str ited States, and Instrument f a mortgage in default. M or deed).	arty agreement). raw trust agreement) ralities by gift, dedica- lortgage Book Numb	. Tax paid prior deed \$ation, condemnation or in lieu of conser458, Page Number	ondennation.
Will or intestate succession Transfer to Industrial Development Age Transfer to agent or straw party. (Attack Transfers to the Commonwealth, the University (Attack copy of resolution). Transfer from mortgagor to a halder of Corrective deed (Attack copy of the prick) Statutory corporate consolidation, merging Other (Please explain exemption claimer	(Name of Dece incy. ch copy of agency/straw po (Attach copy of agency/str ited States, and Instrument I a mortgage in default. M or deed). ter or division. (Attach copy d, if other than listed abov	arty agreement). Taw trust agreement) Talities by gift, dedical Talities by gift, dedical	. Tax paid prior deed \$ ation, condemnation or in lieu of co per	536
Will or intestate succession	(Name of Dece incy. ch copy of agency/straw po (Attach copy of agency/str ited States, and Instrument I a mortgage in default. M or deed). ter or division. (Attach copy d, if other than listed abov	arty agreement). Taw trust agreement) Talities by gift, dedical Talities by gift, dedical	. Tax paid prior deed \$ ation, condemnation or in lieu of co per	536
Will or intestate succession Transfer to Industrial Development Age Transfer to agent or straw party. (Attain transfer between principal and agent.) Transfers to the Commonwealth, the Unicolated Copy of resolution). Transfer from mortgagor to a halder of Corrective deed (Altach copy of the principal Corrective deed (Altach copy of the pri	(Name of Dece incy. ch copy of agency/straw po (Attach copy of agency/str ited States, and Instrument I a mortgage in default. M or deed). ter or division. (Attach copy d, if other than listed abov	arty agreement). Taw trust agreement) Talities by gift, dedical Talities by gift, dedical	. Tax paid prior deed \$ ation, condemnation or in lieu of co per	536
Will or intestate succession Transfer to Industrial Development Age Transfer to agent or straw party. (Attact Transfer between principal and agent. Transfers to the Commonwealth, the Une (Attach copy of resolution). Transfer from mortgagor to a holder of Corrective deed (Altach copy of the principal and agent.) Statutory corporate consolidation, merged of the Commonwealth of the principal agent of the pr	(Name of December). Inch copy of agency/straw portions of agency/straw portions of agency/straw portions of agency/strawent of a mortgage in default. Mor deed). Iter or division. (Attach copter or division. (Attach above). Iter or division is the division of the agency of the ag	arty agreement). Taw trust agreement) Talities by gift, dedical Talities by gift, dedical	. Tax paid prior deed \$ ation, condemnation or in lieu of co per	536
Will or intestate succession Transfer to Industrial Development Age Transfer to agent or straw party. (Attack transfers to the Commonwealth, the University (Attack copy of resolution). Transfer from mortgagor to a halder of Corrective deed (Attack copy of the price). Statutory corporate consolidation, merging Other (Please explain exemption claimers).	(Name of December). Inch copy of agency/straw portions of agency/straw portions of agency/straw portions of agency/straw portions of a mortgage in default. More deed). Item or division. (Attach copies of a the orthogonal division) of a mortgage in default. More deed). Item or division. (Attach copies of a the orthogonal division) of a the orthogonal division. (Attach copies of a the orthogonal division) of a the orthogonal division.	arty agreement). Taw trust agreement) Talities by gift, dedical Torigage Book Numb	Tax paid prior deed \$ ation, condemnation or in lieu of cooper	536

ASSIGNMENT OF MORTGAGE

Mortgage Dated: September 8, 1989 MELLON BANK, N.A. (formerly

UNITED PENN BANK),

County Recorded: Columbia

Assignor

Mortgage Book: 439

to

Page Number: 1019

COMMONWEALTH NATIONAL

MORTGAGE COMPANY,

Pin No.: 11-05-C-7

Assignee

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 September 8, 1989 between Charles Yohey and Susan Yohey as Mortgagors and Mellon Bank, N.A. (formerly United Penn Bank), as Mortgagee. Said Mortgage is recorded in Columbia County, Mortgage Book 439, Page 1019.

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 15th day of april, 1996.

MELLON BANK, N.A.

Recovery Officer

96. W SI M 7 AN

YA 100 : 891**1100** 100003a 40 0:0**3**8

62955.1

COMMONWEALTH OF PENNSYLVANIA:	
On this, the 15th day of april, 1996, before me, the undersigned officer, personally	
On this, the <u>Isak</u> day of <u>upul</u> , 1996, before me, the undersigned officer, personally	
appeared Joseph E. Sweeney, 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 set my hand and official seal.	
NOTARY PUBLIC	. €.
COMMONWEALTH OF PENNSYLVANIA:	
COUNTY OF COLUMBIA :	
Recorded on this day of, 1996, in the Recorder's Office of the said	
County of Mortgage Book Volume, Page	
Given under my hand and seal of said office, the date above written.	
PECOPDED	
RECORDER	

 \circ

ASSIGNMENT OF MORTGAGE

MELLON BANK, N.A. (formerly : Mortgage Dated: July 29, 1987

UNITED PENN BANK),

County Recorded: Columbia

Assignor

Mortgage Book: 396

to

Page Number: 824

COMMONWEALTH NATIONAL

MORTGAGE COMPANY,

Pin No.: 11-05-C-7

:

Assignee :

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 July 29, 1987 between Charles Yohey and Susan Yohey as Mortgagors and Mellon Bank, N.A. (formerly United Penn Bank), as Mortgagee. Said Mortgage is recorded in Columbia County, Mortgage Book 396, Page 396.

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 15th day of april, 1996.

APTĒST:

MELLON BANK, N.A.

ACON MOR DESCRIPENT

, Secretary.

JOSEPH E. SWEENEY

Recovery Officer

86° MA os Ul S raff

THE TOWN SERVICES

62953.1

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF Luzerne :
On this, the 15th day of 411, 1996, before me, the undersigned officer, personally
appeared Joseph E. Sweeney, 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 set my hand and official seal.
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA :
Recorded on this day of, 1996, in the Recorder's Office of the said
County of Mortgage Book Volume, Page
Given under my hand and seal of said office, the date above written.
RECORDER

LIEN CERTIFICATE

DATE: ___March_4, 1996

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, 1995, in North Centre Twp.

are as Follows:

Excluding: Interim Tax Billings

Owner/Reputed Owner: Yohey, Charles H. & Susan C.

Former Owner/Reputed Owner: N/A

Parcel No: 11,05C--007-00,000

Description: 1.03 Ac.

	YEAR	TOTAL
	1992	\$1,535.45
\setminus	1993	\$1,564. 19
<u>,</u>	1994	\$.00
\.	1995	\$1,262.08
	Lien Certificat	e \$ 5.00
	TOTAL	\$4,366.72

The	above	figures	represent	the	<pre>amount(s)</pre>	due	during	the	month	of
		May			, 19 <u>96</u> .					
Requ	ested	By:	Columbia	Coun	ty Sheriff	Dep	artment			

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long, Director

SHERIFF'S SALE REAL ESTATE FINAL COST SHEET

Mosson 1	mar M.A.	V	s Charles H1	<u> Эисэн 1</u>	<u> 1. Yede</u> y
NO	4	E.O.	NO. 708)* e"	J.0.
DATE OF SALE:	Mny 7-96	<u>.</u>			
BID PRICE (INC			\$ <u>30,000</u> ,	 ·	
POUNDAGE 2% BIO	(À	\$ 600		
MISC. COSTS	6 BIO PRICE		\$ <u>-0</u> ·		
TOTAL NEED	ED TO PURCHASE			15,71	930
ADDRESS : NAME(S) ON DEED			M. Charles		
AMOUNT RECEIVED	BY SHERIFF FROM	PURCHASER	TOTAL DUE		
			LESS DEPOSIT		<u>``</u>
Marine Commence	And the second second		DOWN PAYMENT	\$	
	6182.69		AMOUNT DUE IN EIGHT DAYS	s 60	19170
Variable Constitution	787.37 CN 016		CTOIN DITTO	*	1 2 2 2 2 2
	106.59	· ·		*	×

ERIFF'S SALE - COSTS SHEE.

MELLON FRANK N.A.	vs. Chare:	Harry L. Hillsy
NO. 7-96 E.D. NO. 148	<u> </u>	DATE OF SALE MAY 7-76
Docket & Levy Service Hailing Advertising, Sale Bills & Newspa Posting Handbills Hileage Crying/Adjourn of Sale Sheriff's Deed Distribution Uther O.L.		\$ 30 00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
	TOTAL	\$ 246.56
Press-Enterprise, Inc. H enrie Printi no Solicitor's Services		\$ <u>169.60</u> 50.5
	TOTAL	\$ 401.40
PROTHONOTARY: LIENS LIST DEED NOTARIZATI OTHER	NO	\$
	TOTAL	
Recorder of Deeds: C opywork- Deed Other-		\$
	TOTAL	1.1.1.15 13,50
REAL ESTATE TAXES: BOROUGH/TWP. & COUNTY TAXES, SCHOOL TAXES, DISTRICT DELINQUENT TAXES, 1992, 19	, 19 <u>96</u> 93, 19 <u>37</u> , 19 <u>35</u> Total	\$ <u>745.32</u> <u>4366.72</u> \$ <u>4612.04</u>
MUNICIPAL RENES:		
MUNICIPAL RENTS: SEWER - MUNICIPALITY WATER - MUNICIPALITY		
	TOTAL	
SURCHARGE FEE: (STATE TREASURER)) TOTAL	
MISCELLANEOUS: Pour d'an &	(00 7 61 (000)	\$ 100.00 53M./9
	TOTAL	\$ 600,00
	TOTAL COSTS	\$5919,70

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

MELLON BANK, N.A. (formerly UNITED PENN BANK),	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA							
Plaintiff vs.	No. <u>1483-CV</u> Term 19 <u>95</u> J.D.							
CHARLES H. YOHEY and SUSAN C. YOHEY, his wife, Defendants	NoTerm 192(E.D. WRIT OF EXECUTION (MORTGAGE FORECLOSURE)							
Commonwealth of Pennsylvania:								
County of Columbia								
TO THE SHERIFF OFCOLUMBIA COUNTY, PE	ENNSYLVANIA:							
To satisfy the judgment, interest and costs is upon and sell the following described property (spe	· · · · · · · · · · · · · · · · · · ·							
See attached Exhibit "A"								
Amount Due	\$ See Exhibit "B"							
	Prothonotary, Court of Common Pleas of Columbia County, Pennsylvania							
Dated 130 196								
(SEAL)	By: Elizabeth a. Branger Deputy							

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

MELLON BANK, N.A. (formerly UNITED PENN BANK),	IN THE COURT OF COUNTRY OF COLUMBIA COUPENNSYLVANIA	· -			
Plaintiff					
VS.	No. <u>1483-CV</u>	Term 19 <u>95</u> J.D.			
CHARLES H. YOHEY and SUSAN C. YOHEY, his wife,	No. 7	_Term 19 % E.D.			
Defendants	WRIT OF EXECUTION (MORTGAGE FORE)	= :			
Commonwealth of Pennsylvania:					
County of Columbia					
TO THE SHERIFF OFCOLUMBIA COUNTY, PE	ENNSYLVANIA:				
To satisfy the judgment, interest and costs in upon and sell the following described property (spe	n the above matter you a cifically described prope	re directed to levy erty below):			
See attached Exhibit "A"					
Amount Due	\$ See Exhibit "B"				
	Prothonotary, Court of Columbia County, Pen				
Dated \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	By: Glipbett	O Buch			

ASSIGNMENT OF MORTGAGE

MELLON BANK, N.A. (formerly

Mortgage Dated: February 11, 1991

UNITED PENN BANK),

County Recorded: Columbia

Assignor

Mortgage Book: 468

to

Page Number: 115

COMMONWEALTH NATIONAL MORTGAGE COMPANY,

Pin No.: 11-05-C-7

Assignee

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 February 11, 1991 between Charles Yohey and Susan Yohey as Mortgagors and Mellon Bank, N.A. (formerly United Penn Bank), as Mortgagee. Said Mortgage is recorded in Columbia County, Mortgage Book 468, Page 115.

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 15^{4} day of 996.

ATZEST:

MELLON BANK, N.A.

BOOK WINE BECOIDENT

Commence

JOSEPH E. SWEENEY

Recovery Officer

ASSIGNMENT OF MORTGAGE

MELLON BANK, N.A. (formerly : Mortgage Dated: November 23, 1977

UNITED PENN BANK),

County Recorded: Columbia

Assignor

Mortgage Book: 187

to

Page Number: 342

COMMONWEALTH NATIONAL

MORTGAGE COMPANY, : Pin No.: 11-05-C-7

:

Assignee :

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 23, 1977 between Charles Yohey and Susan Yohey as Mortgagors and Mellon Bank, N.A. (formerly United Penn Bank), as Mortgagee. Said Mortgage is recorded in Columbia County, Mortgage Book 1187, Page 342.

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 15th day of 4pil, 1996.

MELLON BANK, N.A.

JOSEPH E. SWEENEY

Recovery Officer

62943.1

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF <u>Lugerne</u> :
On this, the 15th day of 4, 1996, before me, the undersigned officer, personally
appeared Joseph E. Sweeney, 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 set my hand and official seal.
Dobbie for Kuchurche NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF COLUMBIA
Recorded on this day of, 1996, in the Recorder's Office of the said
County of Mortgage Book Volume, Page
Given under my hand and seal of said office, the date above written.
RECORDER

Se the state of the second of

EXHIBIT "B"

Plaintiff's damages are assessed as follows:

COUNT I

 Principal indebtedness as of 9/27/95 Attorney Fees (10%) 	\$16,978.34 \$ 1,697.83
TOTAL	\$18,676.17

Together with costs and interest until paid.

COUNT II

 Principal indebtedness as of 9/27/95 Interest as of 9/27/95 Attorney Fees (10%) 	\$ 8,375.45 \$ 2,865.97 \$ 1,124.14
TOTAL	\$12,365.56

Together with costs and interest until paid.

COUNT III

1. Principal indebtedness as of 9/27/95	\$36,041.09					
2. Interest as of 9/27/95	\$12,328.05					
3. Attorney Fees (10%)	\$ 4,836.91					
TOTAL	\$53,206.05					

Together with costs and interest until paid

COUNT IV

 Principal indebtedness as of 9/27/95 Interest as of 9/27/95 Attorney Fees (10%) 	\$11,644.74 \$ 3,210.37 \$ 1,485.51
TOTAL	\$16,340.62

Together with costs and interest until paid

COUNT V

1. Principal indebtedness as of 9/27/95	\$ 5,794.17
2. Interest as of 9/27/95	\$ 1,120.64
3. Attorney Fees (10%)	\$ 691.48
TOTAL	\$ 7,606.29

Together with costs and interest until paid.

GRAND TOTAL \$108,194.69

Judgement TOTAL # 78,833.71 Voundage 2% # 1,576.68

Together with costs and interest until paid.

41534.1

LIEN CERTIFICATE

DATE: March 4,	1996	
in the Tax (Claim Bureau 31 , 199 <u>5</u> , ows:	according to our records, the tax liens against the property listed below, as in North Centre Twp.
Owner/Reputed Owne	er: `	Yohey, Charles H. & Susan C.
Former Owner/Reput	ted Owner:	N/A
Parcel No:		11,050007-00,000
Description:		1.03 Ac.
	YEAR	TOTAL
	1992	\$1,535.45
	1993	\$1,564.19
	1994	\$.00
	1995 Lien Certificat	\$1,262.08 e \$ 5.00
	TOTAL	\$4,366.72
	TOTAL	*1,000. 72
	May	sent the amount(s) due during the month of , 19 <u>96</u> . bia County Sheriff Department
Fee: \$5.00		
		COLUMBIA COUNTY TAX CLAIM BUREAU
		Dennis Long, Director

IF YOU DESIREMA RECEIPT, ENCLOSE A STAMPED ADDRESSED PROFFUTE WITH YOUR PAYMENT		O BERWICK PA 18003	R R 2 CIRCLE DRIVE	YOHEY, CHARLES & SUSAN	>	≤		TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED -	FOR (717) 583-5037	ORE NOON	OR PLEASE CALL FOR APPOINTMENT	HOURS Thursday 5:00-8:00 pm	-	Berwick, Pa 18603	R R 2 Box 2463	Pauline Groshek	MAZO CODONO TATABLE ICC	E-NORTH TOWNSHIP	<u> </u>	And the state of t
				PARCEL	ACCT NO		144.1 144.1		FOR YOUR CONVENIENCE.	THE DISCOUNT & THE PENALTY			Fire	Township R.E.	Sinking Fund	General Fund	DESCRIPTION	FOR COLUMBIA COUNTY		E 1,
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT TO THAT ASSESSED ST	KONIDIACS	1.03 earse 1440	107 47	PARCEL 11 .050~00/~00,000	ACCT NO. 1 44 96		TYPE: R PROPERTY		AMOUNT	SILLAVO				\$-i		38955 4.	ASSESSMENT MILLS	YTY		The second secon
3.958	18 16,743	212 8 OF		3,600	Penciny 10% 10%	Discount 2% 2	PROPERTY DESCRIPTION CHITY TUP	OH BEFORE	APRIL 30	V 245.32			.205 8.97	1.250 47.72	.348 32.26	4.090 156.37	LS LESS DISCOUNT			
HEC'D BY						2% To Court		}	TOTAL SO	250.32			و. دي د	48.69	100,000	159.56	AMOUNT DUE	03/01/1996	DATE	
					DANUARY 01, 1997	To Courthouse On:	This Tax Returned	AFTER	35RC €0 IF PAID	275.36			10.07	ଫ ଓଡ଼ ଫ ଫ	36.21	175.52	PINCL PENALTY	,	EF &	

Stariff Roadannel.

Oe: Skeriff's Sale on above Oroquity. in Real Eather Type is of 3/01/96.

That you ... Wroched,

n. Centre Tury. Toy Collector

HARRY A. ROADARMEL, JR.



PHONE (717) 309-5622

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

24 HOUR PHONE (717) 784-6300

Jonathan A. Spohrer, Esq. Hourigan, Kluger, Spohrer & Quinn Suite Seven Hundred Mellon Bank Center Wilkes-Barre, PA 18701

My Commission Expires June 21, 1999

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

VS.

WRIT OF EXECUTION 7 of 1996 (MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

April 1, 1996	POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Charles H.	and Susan B. Yohey
COLUMBIA COUNTY, PENNSYLVANIA. SHERIFF T. Chamberlain	SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
NOTE: defendants current reside (115 W. 3rd St. Mifflinvi was also posted.	
	DEPUTY SHERIFF
•	SHERIFF HARRY A ROADARMEL, JR.
Sworn and subscribed before me	
this 1st day of	
April 19 96	
Sarah J. S. HOW HOWER	

HARRY A. ROÁDARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

PHONE (717) 389-5622

COURT HOUSE - P. O. BOX 380 SHERIFF SUSAMERINGALPAESTPATE OUTLINE

24 HOUR PHONE (717) 784-6300

	1/.	
RECEIVE AND TIME STAMP WRIT	/ <u> </u>	
DOCKET AND INDEX		
SET FILE FOLDER UP		
CHECK FOR PROPER INFO		1
WRIT OF EXECUTION	•	
WHEREABOUTS OF LAST KNOWN ADDRESS		
NON-MILITARY AFFIDAVIT		
NOTICES OF SHERIFF'S SALE		
WATCHMAN RELEASE FORM	Arr.	
CHECK FOR FEE.00 CIZ 2	- FOY	N. 50
		SALT MOTIEV
* IF ANY OF THE ABOVE ARE MISSING DO NO THE ATTY TO SEND ADDITIONAL INFO	T PROCEDE ANY FURTHER WITH	SALE MOLLEY
SET SALE DATE AND ADV. DATES AND POSTING DA	ITES - Apr 11-18-25	16 AIV
POST ALL DATES ON CALANDER		
POST ALL DATES ON CALANDER * SET SALE DATE AT LEAST 2MONTHS AFTER	RECEIVING WRIT MAY	7-1494 1030
* SET ADV. DATES 3 THURSDAYS BEFORE SAL	TE DATE IN KNA EARKE LUNKONY	I TILL SHEL
3 TIMES * SET POSTING DATE NO LATER THAN 30 DAY	IS PRIOR TO SALE DOR 1-	-1916
SET DISTRIBUTION DATE	·	
* MUST BE FILED WITHIN 30 DAYS OF SALE	(POSTED)	
* MUST BE PAID 10 DAYS AFTER IT HAS BEE	EN POSTED	
FILE IN ALL NO'S ON EXECUTION PAPERS		
TYPE PROPER INFO ON DESCRIPTION (refer to	previos sales)	
SERVICE	•	
TYPE CARDS FOR DEFENDANTS		
PUT PAPERS TOGETHER FOR DEFENDANTS		
* COPY OF WRIT FOR EACH DEFENDANT * NOTICE OF SHERIFF SALE		
* COPY OF DESCRIPTION		
PUT TOGETHER PAPERS FOR LIEN HOLDERS		
* NOTICE OF SALE DIRECTED TO THEM		
SEND NOTICES TO LIEN HOLDERS VIA CERT. MAI	L OR SENDERS RECIEPT	
* DOCKET ALL DATES		
ONCE DEFENDANTS ARE SERVED DOCKET COSTS AN		
Walter and the control of CF	NORDS DESTEDT FOR LIEM UNI D	EDC.

HARRY A. ROÁDARMEL, 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 EXPLAINATIONS SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. SEND NOTICES TO LOCAL TAX COLLECTORS NOTICES TO WATER AND SEWER AUTH. SEND NOTICES TO FEDERAL AND STATE TAX AUTH IF BUSINESS SEND COPY TO SBA AUTH. MANDBILLS 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

1 5 5 9 8 2 8 1 ype arrived a see a	4a. Article 4b. Service 4b. Service 5 Fregiste 6 Express 6 Express 7. Date of	delivered to: 3. Article Addressed to: \$ COMMONVEALTH OF PENUSYLVANIA \$ CLEARANCE SUPPORT SECTION \$ CLEARANCE SUPPORT SECTION \$ 5. Received By: (Print Name)	PS Form 3811, December 1994	6. Signature: (Add ressed o r Agent) X	5. Received (Print Name)		Collection Unit -4th% Walnut St. darrisburg, PA 17120	ine	Hala Addington of the	Attach this form to the mont of the mailplece, or or the permit. Permit. Write "Return Receipt Requested" on the mailplece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.
1. Addressee's Address .	ton seob s	SENDER: - Complete items 3, 4a, an Control of the reverse of this form so that front of the mailpiece, or on the back it space a printing the form to the front of the mailpiece, or on the back it space and the front of the mailpiece below the shirely and the	5 Dome	ـــ	8. Addressee's Addr and fee is paid)		☐ Return Receipt for Merchandise		5111 5111	
betseuper it vinO) seerbbA s'e		IZ.	Domestic Heturn Heceip	- 4 1936	Addressee's Address (Unity it requested and fee is paid)	,		☐ Certifled	7-96	Restri
g OOD □ esibnardam tot figure		dUINI AA , bandsiaabH ;			Than	। k you 1 किंद्रों के	l for usi	ng Rei	turn Ro	eceipt Serv
D	□ Registere □ Express	5,00 ,02	PS	. 5 you } •) <u>neje</u>	1 / 1	<u>JUHE:</u>	<u>SS</u> con	plete	on the re
	P 511 5	l Office of F.A.A. K.Κ	Form 38		Hecelyed)	Be 3	Paul	permit. Write 'Ret The Retur delivered.
196-7 Jedmul	4a. Article N	:ot bessed to:	381		Year	2		Berwic		Return F fum Re ad.
Consult postmaster for fee.	eteb edi	로 mThe Return Receipt will show to whom the article was delivered and 그 delivered.	1, [1 /3 E	₽ ₹			-	n a	Heceip leceip
asenbbA a'eesasibbA 探 .f Neviled betriftee	питреп	Permit persipt Requested on the mailpiece below the article	906	Lucio	Fan	-		; PA		ipt Re
I also v to receive the following to receive the following the stra fee): Addresses's Address Addresses's Address Addresses's Address		= Complete items 1 and/o additional services = Complete items 3, 4a, at	, December 1994	Agaressee or Agept)	(Print Name)	(S)		18603	Grosheck	becapt Requested on the malipiace below the article number. ceipt will show to whom the article was delivered and the date
Domestic Return Receipt		PS Form 3811, Decentibér 1994		age.		5.4		A type CSS	, -	nailpie s articl
ł	ii əal bns	S. Received By: (Print Name) 6. Signature: (Addressee or Agent) 7. Addressee or Agent)				Helc				ace below the
betseuper II (InO) seerbbe see	8. Addresse	S. Received By: (Print Name)		<u> </u>		7.7		4 🗆 (<u>د تا</u>	opace upes run article number ad and the date
	T. Date of Γ ≱			ĺ			E X		رة ي ا	numbo he da
eceipt for Merchandise 🔲 COD	aR muteR 🔲	∯ Wilkes-Barre, PA 18701			Addressee's Ad and fee is paid)	*\bar{\bar{\bar{\bar{\bar{\bar{\bar{	Express Mail Return Receipt	, Service Type Registered	Article Number	
	n Register □	1	Ď		ев's ' <i>s ра</i> .	Deliver	s Ma eceip	red y	559	
Туре	4b. Service	Small Business Administration S. N. Penna. Avenue	me	1	g Addr	100	t for N	, õ	826 826	2. C.
088 699		doi:texto:idimbi	stic		Addressee's Address (Only if requested and fee is paid)		Express Mail Return Receipt for Merchandise		l	Addressee's A
Consult postmaster for fee.	4a. Article 1	■ Print your name and address on the reverse of this form so that we can't by your name and address on the reverse, or on the back if space a Artach this form to the front of the mailpiece, or on the back if space to permit. ■ White 'Return Receipt Mill show to whom the article was delivered and delivered and delivered to a Article Addressed to:	Re		(Only	1) Jandis		7-96	Addressee's Addre Restricted Delivery postmaster for fee.
S. Coperation Delivery 5.	number. I the date	■ Write Return Receipt Requested* on the mailpiece below the article = The Return Receipt will show to whom the article was delivered and	turn		í if re	}	.8 	Ø	ر ا	ted I
r ≥ seebbA s'eessebbA ≥ 1.		Aftach this form to the front of the mailpiece, or on the back if space permit.	Ъ		que					beliv for f
l also ™ " to receive the follow ervices (for an source fee):		SENDER: a Complete items 1 and/c a Complete items 3, 4a, and b Complete items 3, 4a, and c and your name and address on the reverse of this form so that we cand to you. card to you.	Domestic Return Receipt	ارد. مست ا		Į.	COD rusin	Certified Retu	rn Rer	Addressee's Address

HOURIGAN, KLUGER, SPOHRER & QUINN

A PROFESSIONAL CORPORATION

BY: Joanthan 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

OF COLUMBIA COUNTY

Plaintiff,

CIVIL ACTION - LAW

VS.

IN MORTGAGE FORECLOSURE

CHARLES H. YOHEY and SUSAN C.

YOHEY, his wife,

7-96 E.D,

Defendants

No. 1483-Cv of 1995

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Charles H. Yohey Susan C. Yohey R.R. #2, Box 2586 Berwick, PA 18603

Your property located in the Township of North Centre, County of Columbia, Pennsylvania is scheduled to be sold at Sheriff's Sale on 7, 1996 at 10:30 a.m. in the Office of the Sheriff of Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the court judgment of \$108,194.69 (plus interest and costs) obtained by Mellon Bank. N.A. the against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

1. The sale will be cancelled if you pay to Mellon Bank, N.A. the amount of \$108,194.69(plus interest and costs). You may call:

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

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

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

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

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

LEGAL SERVICES OF NORTHEASTERN PENNSYLVANIA, INC.
410 BICENTENNIAL BUILDING
15 PUBLIC SQUARE
WILKES-BARRE, PA 18701
(717) 825-8567

or

145 EAST BROAD STREET ROOM 108 HAZLETON, PA 18201 (717) 455-9512

or

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

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

Bv:

ØNÁTHAN A. SPOHRER, ESQUIRE

ATTORNEY FOR PLAINTIFF

MELLON BANK, N.A. (formerly)

: IN THE COURT OF COMMON : PLEAS OF COLUMBIA COUNTY

UNITED PENN BANK),

Plaintiff

: CIVIL ACTION -- LAW

vs.

IN MORTGAGE FORECLOSURE

:

CHARLES H. YOHEY and SUSAN C.

YOHEY, his wife,

Defendants

NO. 1483-CV OF 1995

ASSIGNMENT OF JUDGMENT

KNOW ALL MEN BY THESE PRESENTS, that Mellon Bank, N.A. of the City of Wilkes-Barre, County of Luzerne, and Commonwealth of Pennsylvania, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer, assign, and make over to Commonwealth National Mortgage Company, its successors and assigns, that certain judgment recovered in the above-captioned matter for the sum of One Hundred Eight Thousand One Hundred Ninety-Four and 69/100 (\$108,194.69) Dollars plus interest and costs; together with all the benefits and advantages that may be obtained thereby, and the full power to enforce and recover the judgment to its own and its own use. Assignor further authorized and empowers the Prothonotary or any attorney on behalf of the Assignee to mark the judgment to the Assignee's use.

IN WITNESS WHEREOF, Assignor has caused this Assignment of Judgment to be

executed this 15th day of april

___, 1996.

ブウ

SST. VICE PRESIDENT

Corretery

MELLON BANK, N.A.

JOSEPH E. SWEENEY

Recovery Officer

رام او ماسا

<u>.</u> :

EXHIBIT "A"

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

BEGINNING at an iron pin on the westerly right-of-way of Circle Drive leading from Township Route No. 509 to a Dead End, said pin being at the northeast corner of Lot No. 48; thence along the northerly line of said Lot No. 48 south 77 degrees 45 minutes west 238.33 feet to an iron pin on the westerly line of lands of Mildred Watts; thence along lands of said Watts north 15 degrees 44 minutes 04 seconds west 183.84 feet to an iron pin at the southwest corner of Lot No. 46; thence along the southerly line of said Lot No. 46 north 77 degrees 45 minutes east 249.51 feet to an iron pin on the westerly right-of-way of the aforementioned Circle Drive; thence along said right-of-way south 12 degrees 15 minutes east 183.50 feet to the lace of beginning. CONTAINING 1.028 acres of land in all. BEING Lot No. 47 as laid out for Earl A. and Muriel R. Wolfe, and shown on draft prepared by T. Bryce James, R.S., dated February 5, 1973.

BEING the same premises which Muriel R. Wolfe, widow, by her deed dated May 23, 1977 and recorded in the Office of the Recorder of Deeds in and for Columbia County, in Deed Book 281, Page 960, granted and conveyed to Charles Yohey and Susan Yohey, his wife, Mortgagors herein.

The parties hereby agree and covenant, and this covenant shall be construed to be a covenant that runs with the land, that no mobile home, trailer or tent, shack or other outbuildings, which are used as permanent dwellings, shall at any time be constructed on the premises.

Improved with single family dwelling known as R.R. 2, Box 2586, Circle Drive, Berwick, Columbia County, Pennsylvania.

Tax Parcel No. 11-05C-7

Seized and taken in execution at the suit of Mellon Bank, N.A. (formerly United Penn Bank) against Charles H. Yohey and Susan C. Yohey, his wife. Judgment filed to No. 1483-CV of 1995.

Writ Issued		
Said Premise	es Sold By	

SHERIFF OF COLUMBIA COUNTY

HOURIGAN, KLUGER, SPOHRER & QUINN, P.C.
700 Mellon Bank Center
8 West Market Street
Wilkes-Barre, PA 18701-1867

Attorney: Jonathan A. Spohrer	
Mellon Bank, N.A., (formerly	IN THE COURT OF COMMON PLEAS
UNITED PENN BANK).	OF COLUMBIA COUNTY, PA.
	CIVIL DIVISION
Plaintiff	ACTION TO BE SERVED (Please specify)
vs.	- "/
CHARLES H. YOHEY and	Writ of Execution
SUSAN C. YOHEY, his wife Defendant(s)	Mortgage Foreclosure
	No. <u>1483</u> of 199 <u>5</u>
DEFENDANTS TO BE SERVED:	WHERE TO SERVE DEFENDANTS
(1.) Charles H. Yohey	R.R. #2, Box 2586, Berwick, PA 18603
(2.) Susan C. Yohey	R.R. #2, Box 2586, Berwick, PA 18603
(3.)	
(4.)	
(5.)	
(6.)	
(7.)	
SPECIAL INSTRUCTIONS ETC., FOR SERV	ICE: SERVIÇE ATTEMPTS:
	DATE:
	DATE:
	DATE:
	DATE:

PLEASE TYPE OR PRINT CLEARLY TO EFFECT PROPER SERVICE

(Service returns on back)

ON THEREBY CERTIFY AND RETURN THAT	I HEREBY CERTIFY AND RETURN THAT
ON	ON
UPON THE	I BERVED THE WITHIN
WITHIN NAMED DEFENDANTUPON THE	WITHIN NAMED DEFENDANT UPON THI
BY HANDING TO	BY HANDING TO
AT	A.T.
	AT
COL. CO., PENNA., AND MAKING KNOWN	COL. CO., PENNA., AND MAKING KNOWN
TO THE CONTENTS	TO THE CONTENTS
THEREOF.	THEREOF.
DEPUTY SHERIFF	DEPUTY SHERIFF
I HEREBY CERTIFY AND RETURN THAT	I HEREBY CERTIFY AND RETURN THAT
I SEKVED THE WITHIN	I SERVED THE WITHIN
WITHIN NAMED DEFENDANT UPON THE	LIDON THE
	WITHIN NAMED DEFENDANT
BY HANDING TO	BY HANDING TO
	
AT	AT
COL. CO., PENNA., AND MAKING KNOWN	
THE CONTENTS	COL. CO., PENNA., AND MAKING KNOWN TO THE CONTENTS
THEREOF.	THEREOF.
DEPUTY SHERIFF	DEPUTY SHERIFF
	DD OTT SIERIT
I HEREBY CERTIFY AND RETURN THAT	I HEREBY CERTIFY AND RETURN THAT
SERVED THE WITHIN	ONI SERVED THE WITHIN
IIDOM THE	LIDON TUE
VITHIN NAMED DEFENDANT	WITHIN NAMED DEFENDANT UPON THE
Y HANDING TO	BY HANDING TO
Т	AT
OL. CO., PENNA., AND MAKING KNOWN	COL. CO., PENNA., AND MAKING KNOWN
O THE CONTENTS	TO THE CONTENTS
HEREOF.	THEREOF.
EPUTY SHERIFF	DEDUCTY OF THE PARTY
	DEPUTY SHERIFF

PRAECIPE FOR WRIT OF EXECUTION - (MORTGAGE FORECLOSURE) P.R.C.P. 3180-3183

MELLON BANK, N.A. (formerly UNITED OENN BANK), Plaintiff vs.	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA No. 1483-CV Term 19 95 J.D.
CHARLES H. YOHEY and SUSAN C. YOHEY, his wife,	No
Defendants	PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
To the Prothonotary:	
lssue writ of execution in the above matter	r.
Amount Due	\$ See attached Exhibit "B"
	JONATHAN A. SPOHRER, ESQUIRE Attorney for Plaintiff
NOTE: Please furnish description of Property. (Se	e Exhibit "A"\

...Paula. Barry. Publ.isher'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 ...April.11.18.25....., 19.96.... 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.

	Aura J Barry
Sworn and subscribed to before me this.	day of PRR 19.10. (Notary Public)
	(Notary Public)
N	My Commission Expires
	Sc mile self dary to
And now,	Member, Donnsylva , I hereby certify that the advertising and
	for publishing the foregoing notice, and the
fee for this affidavit have been paid in full.	•

EXHIBIT "B"

Plaintiff's damages are assessed as follows:

COUNT I

 Principal indebtedness as of 9/27/95 Attorney Fees (10%) 	\$16,978.34 \$ 1,697.83
TOTAL	\$18,676.17

Together with costs and interest until paid.

COUNT II

1. Principal indebtedness as of 9/27/95 2. Interest as of 9/27/95	\$ 8,375.45 \$ 2,865.97
3. Attorney Fees (10%) TOTAL	\$ 1,124.14 \$12,365.56

Together with costs and interest until paid.

COUNT III

 Principal indebtedness as of 9/27/95 Interest as of 9/27/95 Attorney Fees (10%) 	\$36,041.09 \$12,328.05 \$ 4,836.91
TOTAL	\$53,206.05

Together with costs and interest until paid

COUNT IV

 Principal indebtedness as of 9/27/95 Interest as of 9/27/95 Attorney Fees (10%) 	\$11,644.74 \$ 3,210.37 \$ 1,485.51
TOTAL	\$16,340.62

Together with costs and interest until paid

<u>COUNT V</u>

 Principal indebtedness as of 9/27/95 Interest as of 9/27/95 Attorney Fees (10%) 	\$ 5,794.17 \$ 1,120.64 \$ 691.48
TOTAL	\$ 7,606.29

Together with costs and interest until paid.

GRAND TOTAL \$108,194.69

Together with costs and interest until paid.

EXHIBIT "B"

Plaintiff's damages are assessed as follows:

<u>COUNT I</u>

	
 Principal indebtedness as of 9/27/95 Attorney Fees (10%) 	\$16,978.34 \$1,697.83
TOTAL	\$18,676.17
Together with costs and interest until paid.	
<u>COUNT II</u>	
 Principal indebtedness as of 9/27/95 Interest as of 9/27/95 Attorney Fees (10%) 	\$ 8,375.45 \$ 2,865.97 \$ 1,124.14
TOTAL	\$12,365.56
Together with costs and interest until paid.	
COUNT III	
 Principal indebtedness as of 9/27/95 Interest as of 9/27/95 Attorney Fees (10%) 	\$36,041.09 \$12,328.05 \$ 4,836.91
TOTAL	\$53,206.05
Together with costs and interest until paid	
<u>COUNT IV</u>	
 Principal indebtedness as of 9/27/95 Interest as of 9/27/95 Attorney Fees (10%) 	\$11,644.74 \$ 3,210.37 \$ 1,485.51
TOTAL	\$16,340.62

Together with costs and interest until paid

COUNT V

 Principal indebtedness as of 9/27/95 Interest as of 9/27/95 Attorney Fees (10%) 	\$ 5,794.17 \$ 1,120.64 \$ 691.48
TOTAL	\$ 7,606.29

Together with costs and interest until paid.

GRAND TOTAL \$108,194.69

Together with costs and interest until paid.

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),

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION - LAW

VS.

IN MORTGAGE FORECLOSURE

CHARLES YOHEY and SUSAN YOHEY, :

Defendants,

No.

183

of

1995

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF LUZERNE

JOSEPH E. SWEENEY, Recovery Officer of Mellon Bank, N.A., being duly sworn according to law, deposes and states that to the best of his knowledge, information and belief, the last known addresses or place where service of process can be made of the above-captioned Defendants is as follows:

R. R. # 2 Box 2586 Berwick, PA. 18603

If the Defendants cannot be found at the above address, then the Plaintiff believes and therefore avers that the Defendants' whereabouts are unknown.

JOSEPH E. SWEENEY

Recovery Officer

Sworn to and subscribed

before me this 27 day of

estender 1995.

Notary Public

Notarial Seal Dorothy A. Mulcahy, Notary Public Wilkes-Barre, Luzeme County My Commission Expires Dec. 7, 1995

Member, Pennsylvania Association of Notanes

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),

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

Plaintiff

CIVIL ACTION - LAW

VS.

IN MORTGAGE FORECLOSURE

CHARLES YOHEY and SUSAN YOHEY,

Defendants,

No.

1483 of 1995

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA:

SS.

COUNTY OF LUZERNE

JOSEPH E. SWEENEY, Recovery Officer of Mellon Bank, N.A., being duly sworn according to law, deposes and states that to the best of his knowledge, information and belief, the last known addresses or place where service of process can be made of the above-captioned Defendants is as follows:

R. R. # 2 Box 2586 Berwick, PA. 18603

If the Defendants cannot be found at the above address, then the Plaintiff believes and therefore avers that the Defendants' whereabouts are unknown.

JOSEPH E. SWEENEY

Recoyery Officer

Sworn to and subscribed

before me this 27 day of

Notary Poblic

Notarial Seal Dorothy A. Mulcahy, Notary Public Wilkes-Barre, Luzerne County My Commission Expires Dec. 7, 1995

Member, Pennsylvania Association of Notaries

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA:

:SS.

COUNTY OF LUZERNE

Joseph E. Sweeney, Recovery Officer of Mellon Bank, N.A. being duly sworn according to law, does depose and say that he did, upon request of Mellon Bank, N.A., with regards to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally; and your affiant avers that to the best of his knowledge, Charles Yohey and Susan Yohey, his wife, are not now, nor were they within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

JOSEPH E. SWEENEN

Sworn to and subscribed

before me this 27 day

Notary Public

Notarial Seal Dorothy A. Mulcahy, Notary Public Wilkes-Barre, Luzeme County My Commission Expires Dec. 7, 1995

Member, Pennsylvania Association of Notaries

AFFIDAVIT OF . NON-MILITARY SERVICE OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA:

:SS.

COUNTY OF LUZERNE

Joseph E. Sweeney, Recovery Officer of Mellon Bank, N.A. being duly sworn according to law, does depose and say that he did, upon request of Mellon Bank, N.A., with regards to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally; and your affiant avers that to the best of his knowledge, Charles Yohey and Susan Yohey, his wife, are not now, nor were they within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.

JOSEPH E. SWEENER

Sworn to and subscribed

before me this 27 day

_, 1995.

Notary Public

Notarial Seal Dorothy A. Mulcahy, Notary Public Wilkes-Barre, Luzeme County fy Commission Expires Dec. 7, 1995

Member, Pennsylvania Association of Notaries

A PROFESSIONAL CORPORATION

BY: Joanthan A. Soohrer, 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.

CHARLES H. YOHEY and SUSAN C.

Defendants

YOHEY, his wife,

VS.

CIVIL ACTION - LAW

OF COLUMBIA COUNTY

IN THE COURT OF COMMON PLEAS

IN MORTGAGE FORECLOSURE

No. 1483-Cv of 1995

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

JONATHAN A. SPOHRER, ESQUIRE

Tilling the tasken

Attorney for Plaintiff

A PROFESSIONAL CORPORATION

BY: Joanthan 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,

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

VS.

IN MORTGAGE FORECLOSURE

CHARLES H. YOHEY and SUSAN C. YOHEY, his wife.

Defendants

No. 1483-Cv of 1995

WAIVER OF WATCHMAN/WAIVER OF INSURANCE

Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof; and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

JONATHAN A. SPOHRER, ESQUIRE

Attorney for Plaintiff

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

OF COLUMBIA COUNTY

Plaintiff.

CIVIL ACTION - LAW

VS.

IN MORTGAGE FORECLOSURE

CHARLES H. YOHEY and SUSAN

C. YOHEY, his wife,

Defendants

No. 1483-CV of 1995

AFFIDAVIT PURSUANT TO RULE 3129. 1

Plaintiff in the above action, sets forth as of the date the Praccipe 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:

Charles H. Yohey Susan C. Yohey 115 West Third Street Bloomsburg, PA 17815 Name and address of Defendant(s) in the judgment:

 Charles H. Yohey
 Susan C. Yohey
 115 West Third Street
 Bloomsburg, PA 17815

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

 None

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

None

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

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

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

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

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

Date:

JÓNATHAN A. SPOHRER, ESQUIRE

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

OF COLUMBIA COUNTY

Plaintiff,

CIVIL ACTION - LAW

VS.

IN MORTGAGE FORECLOSURE

CHARLES H. YOHEY and SUSAN

C. YOHEY, his wife,

Defendants

No. 1483-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:

> Charles H. Yohey Susan C. Yohey 115 West Third Street Bloomsburg, PA 17815

Name and address of Defendant(s) in the judgment:

 Charles H. Yohey
 Susan C. Yohey
 115 West Third Street
 Bloomsburg, PA 17815

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

 None

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

 None

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

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

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

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

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

Date:

JÓNATHAN A. SPOHRER, ESQUIRE



SHERITE OF COLUMBIA COUNTY

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

24 HOUR PHOTO

2,

	MANAGERICA, PA 17815	(747) 784 6300
DATE: FEB 29-1996		
RE: Sheriff's Sale Adverti	sing Dates	
Mellon Bank N.A.	vs Charles H. and Susan (C. Yohey, his wife
	No. 1483 of 1995 JD	
Dear Sir:		
Please advertise the one	closed SHERLFF SALE on the Lollow	ving dates: SALE DATE: MAY
1st week	APRIL 11, 1996	1996 at 1030.
2nd week	APRIL 18, 1996	
	APRIL 25, 1996 ·	
Feel free to contact me	if you have any questions.	
	Respectful Ly	

Harry A Rondamel, Jr.
Sheriff



PHONE (717) 389-5622

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

24 HOUR PHONE (717) 784-6300

Jonathan A. Spohrer, Esq. Hourigan, Kluger, Spohrer & Quinn Suite Seven Hundred Mellon Bank Center WIlkes-Barre, PA 18701

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

NO. 7 of 1996

WRIT OF EXECUTION

Service on	Charles H. and Susan B.	Yohey
on March 2, 1996	at 11:25 A.M	v, a true and attested copy
of the within writ of	execution. A true copy	of the notice of sheriff's sale in
Real Estate and a cop Charles H. and	y of the description of	
Susan B. Yohey	, at 115	West Third St. Mifflinville, PA
by deputy sheriff	T. Chamberlain	. Service was made by hand-
ing the said writ of	execution and notice of	sheriff's sale in real estate and a
	on to Susan B. Yohey	
		•
		So Ansewrs:
		Deputy sheriff
Sworn and subscribed l	pefore me	Harry A. Roadarmel Jr., Sheriff
this 4th	day of	
March	1996	
Sarah J. 948WAYOWER NOTARY PEODS OF PENM MOTARY PEODS OF PENM My Commission Depices June 21,		



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

PHOME (717) 389-5622

PHOOMSBURG, PA 17815

24 ROUR THORF (717) 784 6300

DATE: FEB 29-1996				
RE: Sheriff's Sale A	Ndvertising Dates			
Mellon Bank	<u>N.A.</u> vs	Charles H. and	Susan C. Yohey, h	is wife
No7_ of:96		No. <u>1483</u> of 19		
Dear Sir:				
Please advertise	the enclosed SHEF	RLFF SALE on the	e following dates:	SALE DATE: MAY 2,
lst week		LI, 1996		1996 at 1030.
2nd week		8, 1996		
3rd week		25, 1996 ·		

Feel free to contact me if you have any questions.

Respectfully

Harry A Rondarmel, Jr. Sheriff



SHERIFF OF COLUMBIA COUNTY

ттом 1717) МБКББК 389-5622 COURT HOUSE - P. O. BOX 360 BLOOMSBURG, PA 17815

24 BOUR PHOM (747) 784-6300

Date: FEB 29-96	
To: Ms. Pauline M. Grosheck	
R.R.2, Box 2463 Berwick, PA 18603	
Re: Mellon Bank N.A.	VS. Charles H. Yohey &Susan C. Yohey
No: 7-96 of ED	No: 1483 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 ♥. Roadarmel, Jr Sheriff of Columbia County



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

24 1000m priora 1717) 784-6,00

^{рном} 1717) ЖКККК 389-5622

Date: FEB 29. 1966

To: COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE CLEARANCE SUPPORT SECTION DEPARTMENT 280946 HARRISBURG PA 17128-0946
--

Re: Mellon Bank N.A.	VS.Charles H. and Susan C. Yohev, his wife
No: 7 of 1996 ED	No: 1483 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 & Roadarmel, Jr. V Sheriff of Columbia County



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

PHONE -- YOUNGE

910706 63000

389-5622	BLOOMSBURG, PA 12815	24 460478 p (747) 784
Date:FEB 2 9, 1966		
To: Office of F.A.I.R Dept. of Public Welfare P.O. BOX 8016 Harrisburg, PA 17105		
Re: Mellon Bank N.A.	WS Clause 1	
No: 7 of 1996 ED	VS.Charles H. and Susan C. Yohev	, his wife
	01 1995	J()
Dear Sir:		
Enclosed is a notice of an	upcoming Sheriff's Sale, If you have	
claims against this property, no	tify this office immuniatory	: any
Please feel free to contac	t me with any questions you may have.	

Harry A. Roadarmel, Jr. Sheriff of Columbia County

Respectfully,



SHERIFF OF COLUMBIA COUNTY

MORE 17 (7) X44X44KK 389-5622 COURT HOUSE - P. O. BOX 300 BLOOMSHURG, PA 17815

24 110000 1200206 (747) 784-6300

Date: To:	COM DEP BUR CLE/	MMON' ARTM EAU (ARANG	WEAL ENT C OF COI CE SU ENT 28	TH OF P PEREVE MPLIANO PPORT	NUE CE SECTIO	.,							
Re: <u>M</u>	ellon	Bank	N.A.	·		VS . Chan	les H.	and	Susan	C.	Yohev.	his	wife
No:		7	_of	1996	ED	No:	148	3	of_	199	95		
Dear S	5ir:												

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 & Roadarmel, Jr. Sheriff of Columbia County



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

том 0717) **чахуцк** 389-5622

URT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 1781S

Date: FEB	29-96	· · · · · · · · · · · · · · · · · · ·	· — <u>—</u>
To: Ms.	Pauline M. Gro	sheck	
	2, Box 2463 rick, PA 18603		
Re: Mellon Ba	nk N.A.		VS. Charles H. Yohey &Susan C. Yohey
No: 7-96	of	ED	No: 1483 of 1995 JU
	-		

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 № Roadarmel, Jrl Sheriff of Columbia County

24 HOUR PHONE

(747) 784-6300

Mellon Bank, N.A. Wilkes-Barre, PA Cashier's Check Date 2002005 8 Mellon Bank 60-57/313

1-22-96

SHERIFF OF COLUMBIA COUNTY The Sum of 900 table 00 sign

to the order of

Pay

\$ 900.00**

YOHEY FORECLOSURE

Remitter

MELLON BANK

> Signature Authorized

#15 E 85 00#

ORIGINAL

Cashier's Check

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

a d

May 2, 1996 Date

Mellon Bank

60-57 313

Amount

THE SUM OF CO.C. IN SECTION OF STATES OF STATE

Remitter Yohey

Memo

#2202385# #031300575#

Authorized Signature

ORIGINAL

1005B32#

BY VIRTUE OF A WRIT OF EXECUTION NO. 7 of 1996 E/D/ AND J.D. 1483 of 1995 REISSUED 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, WEST MAIN STREET COLUMBIA COUNTY COURT HOUSE, TOWN OF BLOOMSBURG, PENNA.

THURSDAY, MAY 2, 1030 HOURS

IN THE FORENOON OF SAID DAY, ALL THE RIGHE, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND SITUATED IN THE TOWNSHIP OF NORTH CENTRE, COUNTY OF COLUMBIA AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin on the westerly right-of-way of Circle Drive leading from Township Route No. 509 to a Dead End, said pin being at the northeast corner of Lot No. 48; thence along the northerly line of said Lot No. 48 south 77 degrees 45 minutes west 238.33 feet to an iron pin on the westerly line of lands of Mildred Watts; thence along lands of said Watts north 15 degrees 44 minutes 04 seconds west 183.84 feet to an iron pin at the southwest corner of Lot No. 46; thence along the southerly line of said Lot No. 46 north 77 degrees 45 minutes east 249.51 feet to an iron pin on the westerly right-of-way of the aforementioned Circle Drive; thence along said right-of-way south 12 degrees 15 minutes east 183.50 feet to the lace of beginning. CONTAINING 1.028 acres of land in all. BEING Lot No. 47 as laid out for Earl A. and Muriel R. Wolfe, and shown on draft prepared by T. Bryce James, R.S., dated February 5, 1973.

BEING the same premises which Muriel R. Wolfe, widow, by her deed dated May 23, 1977 and recorded in the Office of the Recorder of Deeds in and for Columbia County, in Deed Book 281, Page 960, granted and conveyed to Charles Yohey and Susan Yohey, his wife, Mortgagors herein.

The parties hereby agree and covenant, and this covenant shall be construed to be a covenant that runs with the land, that no mobile home, trailer or tent, shack or other outbuildings, which are used as permanent dwellings, shall at any time be constructed on the premises.

Improved with single family dwelling known as R.R. 2, Box 2586, Circle Drive, Berwick, Columbia County, Pennsylvania.

Tax Parcel No. 11-05C-7

Scized and taken in execution at the suit of Mellon Bank, N.A. (formerly United Penn Bank) against Charles H. Yohey and Susan C. Yohey, his wife. Judgment filed to No. 1483-CV of 1995.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a Schedule of Distribution in his office, where the same will be available for impsection and the distribution in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

TERMS OF SALE: Ten (10%) percent cash or certified check at TIME OF SALE, balance in eash or certified check within eight (8) days after sale. SAID premises to be sold by the Sheriff of Columbia County.

HOURIGAN, KLUGER AND SPOHRER & QUINN, P.C. 700 Mellon Bank Center 8 West Market Street Wilkes-Barre, PA 18701-1867

HARRY A. ROADARMEL JR. SHERIFF OF COLUMBIA COUNTY