

ASSIGNMENT OF MORTGAGE

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

Assignor

to

COMMONWEALTH NATIONAL
MORTGAGE COMPANY,

Assignee

: Mortgage Dated: August 31, 1990
:
: County Recorded: Columbia
:
: Mortgage Book: 458
:
: Page Number: 536
:
: Pin No.: 11-05-C-7
:
:

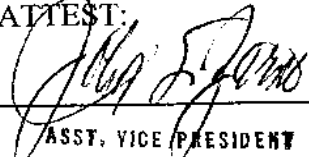
REC'D 37
COLUMBIA CO. PA.
MAY 2 10 15 AM '96
TAX 100

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.

ATTEST:

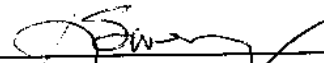


ASST. VICE PRESIDENT

, ~~Secretary~~

MELLON BANK, N.A.

BY:



JOSEPH E. SWEENEY
Recovery Officer

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Luzerne :

On this, the 15th day of April, 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

ASSIGNMENT OF MORTGAGE

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

Assignor

to

COMMONWEALTH NATIONAL
MORTGAGE COMPANY,

Assignee

Mortgage Dated: August 31, 1990

County Recorded: Columbia

Mortgage Book: 458

Page Number: 536

Pin No.: 11-05-C-7

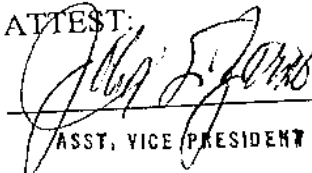
RECORDED
COLUMBIA COUNTY, PA
MAR 2 10 15 AM '96

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.

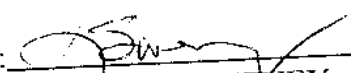
ATTEST:


ASST. VICE PRESIDENT

, Secretary

MELLON BANK, N.A.

BY:


JOSEPH E. SWEENEY
Recovery Officer



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: _____
Street Address W. Main St., P.O. Box 380, Bloomsburg, PA 17815 Area Code (717) 389-5622
City Bloomsburg State _____ Zip Code _____

B TRANSFER DATA

Grantor(s)/Lessor(s) Charles H. and Susan C. Yohey Date of Acceptance of Document _____
Grantee(s)/Lessee(s) Commonwealth National Mortgage Co
Street Address Box 2586, R.R. 2, Street Address 8 West Market St.
City Berwick, PA 18603 State _____ Zip Code _____ City Wilkes-Barre, PA 18701-1867 State _____ Zip Code _____

C PROPERTY LOCATION

Street Address Box 2586, R.R. 2 (Circle Drive) City, Township, Borough Berwick, North Centre Twp.
County Columbia School District Central Area Tax Parcel Number 11-05C-7

D VALUATION DATA

1. Actual Cash Consideration <u>\$5919.70</u>	2. Other Consideration <u>+ 0</u>	3. Total Consideration <u>= 5919.70</u>
4. County Assessed Value <u>38,955.00</u>	5. Common level Ratio Factor <u>x 2.42</u>	6. Fair Market Value <u>= 94,271.10</u>

E EXEMPTION DATA

1a. Amount of Exemption Claimed <u>100%</u>	1b. Percentage of Interest Conveyed <u>100%</u>
--	--

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 458, Page Number 536
- ☐ 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. Date May 24-96
Columbia Co. Sheriff
(SEE REVERSE)



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:
Street Address: W. Main St., P.O. Box 380, Bloomsburg, PA 17815 Area Code (717) 389-5622
City: State: Zip Code:

B TRANSFER DATA

Grantor(s)/Lessor(s): Charles H. and Susan C. Yohey Date of Acceptance of Document:
Street Address: Box 2586, R.R. 2, Grantee(s)/Lessee(s): Commonwealth National Mortgage Co
City: Berwick, PA 18603 State: Zip Code: 8 West Market St.
City: Wilkes-Barre, PA 18701-1867 State: Zip Code:

C PROPERTY LOCATION

Street Address: Box 2586, R.R. 2 (Circle Drive) City, Township, Borough: Berwick, North Centre Twp.
County: Columbia School District: Central Area Tax Parcel Number: 11-05C-7

D VALUATION DATA

1. Actual Cash Consideration \$5919.70	2. Other Consideration + 0	3. Total Consideration = 5919.70
4. County Assessed Value 38,955.00	5. Common Level Ratio Factor x 2.42	6. Fair Market Value = 94,271.10

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100%	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 458 Page Number 536
- ☐ 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. Columbia Co. Sheriff Date: May 24-96

(SEE REVERSE)

BK 625760318

ASSIGNMENT OF MORTGAGE

MELLON BANK, N.A. (formerly UNITED PENN BANK),	:	Mortgage Dated: September 8, 1989
	:	
Assignor	:	County Recorded: Columbia
	:	
to	:	Mortgage Book: 439
	:	
COMMONWEALTH NATIONAL MORTGAGE COMPANY,	:	Page Number: 1019
	:	
Assignee	:	Pin No.: 11-05-C-7
	:	

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.

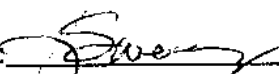
Dated this 15th day of April, 1996.

ATTEST:



ASST. VICE PRESIDENT, ~~Secretary~~

MELLON BANK, N.A.

BY: 

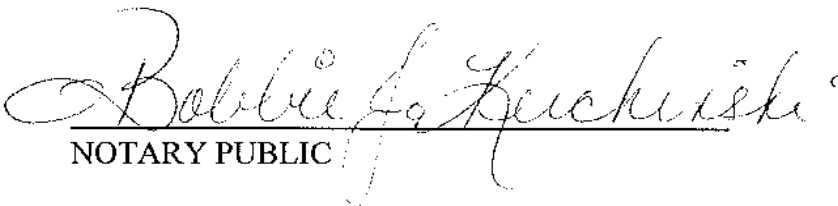
JOSEPH E. SWEENEY
Recovery Officer

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Luzerne :

On this, the 15th day of April, 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

ASSIGNMENT OF MORTGAGE

MELLON BANK, N.A. (formerly UNITED PENN BANK),	:	Mortgage Dated: July 29, 1987
	:	
Assignor	:	County Recorded: Columbia
	:	
to	:	Mortgage Book: 396
	:	
COMMONWEALTH NATIONAL MORTGAGE COMPANY,	:	Page Number: 824
	:	
Assignee	:	Pin No.: 11-05-C-7
	:	

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.

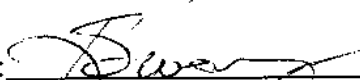
Dated this 15th day of April, 1996.

ATTEST:



ASST. VICE PRESIDENT, Secretary

MELLON BANK, N.A.

BY: 

JOSEPH E. SWEENEY
Recovery Officer

96 MAY 02 01 7 AM

TAX

RECORDED
INDEXED

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Lucerne :

On this, the 15th day of April, 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.

Baibee J. Kuchinski
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
1993	\$1,564.19
1994	\$.00
1995	\$1,262.08
Lien Certificate	\$ 5.00
TOTAL	\$4,366.72

The above figures represent the amount(s) due during the month of May, 19 96.

Requested By: Columbia County Sheriff Department

Fee: \$5.00

PJ
5-23-96

COLUMBIA COUNTY TAX CLAIM BUREAU

Dennis Long
Dennis Long, Director

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Mallory Park, MA. VS Charles H. & Susan L. Yedov
NO. 7-96 E.O. NO. 18184-85 J.O.

DATE OF SALE: May 7-96

BID PRICE (INCLUDES COSTS) \$ 30,000.-
POUNDAGE 2% BID PRICE \$ 600.-
TRANSFER TAX 2% BID PRICE \$ -0-
MISC. COSTS \$ 5,319.70

TOTAL NEEDED TO PURCHASE

\$ 5,719.70

PURCHASER(S) : Mallory Park, Inc. (Formerly United Van. & Storage)
ADDRESS : _____
NAME(S) ON DEED: Commonwealth National Insurance Co
PURCHASER(S) SIGNATURE(S) : _____

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 5719.70
LESS DEPOSIT \$ 200.00
DOWN PAYMENT \$ _____
AMOUNT DUE IN
EIGHT DAYS \$ 5019.70

Planned (Mallory Park)
6452.59
Total In (Mallory Park)
7800.00
Cost (Mallory Park)
5019.70
Refund (Mallory Park)
1962.89

SHERIFF'S SALE - COSTS SHEET

829-3460

NO. 7-96 E.D. NO. 1483-95 J.D. DATE OF SALE MAY 7-96

DOCKET & LEVY	\$ <u>30.00</u> ✓
SERVICE	<u>45.00</u> ✓
MAILING	<u>17.06</u> ✓
ADVERTISING, SALE BILLS & NEWSPAPERS	<u>11.50</u> ✓
POSTING HANDBILLS	<u>45.00</u> ✓
MILEAGE	<u>18.00</u> ✓
CRYING/ADJOURN OF SALE	<u>30.00</u> ✓
SHERIFF'S DEED	<u>300.00</u> ✓
DISTRIBUTION	<u>25.00</u> ✓
OTHER <u>O.T.</u>	<u>15.00</u> ✓

TOTAL \$ 266.56

PRESS-ENTERPRISE, INC.	\$ <u>259.60</u>
HENRIE PRINTING	
SOLICITOR'S SERVICES	<u>50. -</u>

TOTAL \$ 409.40

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

TOTAL \$ 10.00

RECORDER OF DEEDS:	COPYWORK	\$
	DEED	<u>13.50</u>
	OTHER	

TOTAL \$ 13.50

REAL ESTATE TAXES:	
BOROUGH/TWP. & COUNTY TAXES, 1996	\$ <u>245.32</u>
SCHOOL TAXES, DISTRICT	<u>19</u>
DELINQUENT TAXES, 1992, 1993, 1994, 1995	<u>4366.72</u>

TOTAL \$ 4612.04

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

TOTAL \$ -0-

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 8.00

MISCELLANEOUS: Poundage (on taxes) \$ 600.00 5319.10

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),

Plaintiff

vs.

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

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

No. 1483-CV Term 1995 J.D.

No. 7 Term 1996 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

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

\$ See Exhibit "B"

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

Dated 1/30/1996
(SEAL)

By: Elizabeth A. Brennan
Deputy

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

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

Plaintiff

vs.

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

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

No. 1483-CV Term 19 95 J.D.

No. 7 Term 1996 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

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

\$ See Exhibit "B"

Dated

1/30/96
(SEAL)

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

By:

Elizabeth A. Buean
Deputy

ASSIGNMENT OF MORTGAGE

MELLON BANK, N.A. (formerly UNITED PENN BANK),	:	Mortgage Dated: February 11, 1991
	:	
Assignor	:	County Recorded: Columbia
	:	
to	:	Mortgage Book: 468
	:	
COMMONWEALTH NATIONAL MORTGAGE COMPANY,	:	Page Number: 115
	:	
Assignee	:	Pin No.: 11-05-C-7
	:	

REC'D OF REC'D
COLUMBIA CO. PA.
MAY 2 10 19 AM '96
TAX - 11-05-C-7

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.

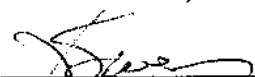
Dated this 15th day of April, 1996.

ATTEST:



ASST. VICE PRESIDENT, ~~Secretary~~

MELLON BANK, N.A.

BY: 

JOSEPH E. SWEENEY
Recovery Officer

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Lucerne :

On this, the 15th day of April, 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.

Robert J. Kuchinski
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

ASSIGNMENT OF MORTGAGE

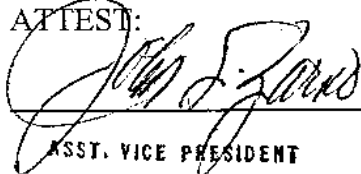
MELLON BANK, N.A. (formerly UNITED PENN BANK),	:	Mortgage Dated: November 23, 1977
	:	
Assignor	:	County Recorded: Columbia
	:	
to	:	Mortgage Book: 187
	:	
COMMONWEALTH NATIONAL MORTGAGE COMPANY,	:	Page Number: 342
	:	
Assignee	:	Pin No.: 11-05-C-7
	:	

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 April, 1996.

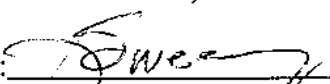
ATTEST:


ASST. VICE PRESIDENT

, ~~Secretary~~

MELLON BANK, N.A.

BY:


JOSEPH E. SWEENEY
Recovery Officer

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Luzerne :

On this, the 15th day of April, 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.

Robbie F. Kucharski
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

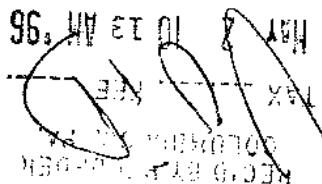


EXHIBIT "B"

Plaintiff's damages are assessed as follows:

COUNT I

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

Together with costs and interest until paid.

COUNT II

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

1. Principal indebtedness as of 9/27/95	\$11,644.74
2. Interest as of 9/27/95	\$ 3,210.37
3. Attorney Fees (10%)	\$ 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
-------------	--------------

Together with costs and interest until paid.

Judgement Total	\$ 78,833.71
Penalty 2%	\$ 1,576.68

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.

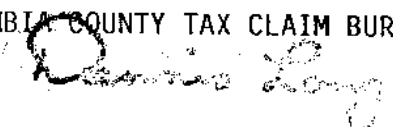
YEAR	TOTAL
1992	\$1,535.45
1993	\$1,564.19
1994	\$.00
1995	\$1,262.08
Lien Certificate	\$ 5.00
TOTAL	\$4,366.72

The above figures represent the amount(s) due during the month of May, 19 96.

Requested By: Columbia County Sheriff Department

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU


Dennis Long, Director

TAX NOTICE

1996 COLUMBIA COUNTY
CENTRE-NORTH TOWNSHIP

MAKE CHECKS PAYABLE TO:

Pauline Groshak
R R 2 Box 2463
Berwick, Pa 18603

HOURS Thursday 5:00-8:00 pm
OR PLEASE CALL FOR APPOINTMENT
NO APPOINTMENT BEFORE NOON
PHONE (717) 683-5037

TAKES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M
A
I
L
Y
OHEY, CHARLES & SUSAN
R R 2 CIRCLE DRIVE
BERWICK PA 18603

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

FOR COLUMBIA COUNTY				DATE		BILL NO	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	AMOUNT DUE	IF PAID ON OR BEFORE	IF PAID ON OR BEFORE	IF PAID AFTER
General Fund	38950	4.030	156.37	159.56	175.57		
Sinking Fund		.048	32.26	32.92	36.21		
Township R.E.		1.250	47.72	48.69	53.56		
Fire		.005	8.97	9.15	10.07		

THE DISCOUNT & THE PENALTY
HAVE BEEN COMPUTED
FOR YOUR CONVENIENCE

**PAY THIS
AMOUNT**

APRIL 30
IF PAID ON
OR BEFORE

JUNE 30
IF PAID ON
OR BEFORE

JUNE 30
IF PAID
AFTER

TYPE: R PROPERTY DESCRIPTION CNTY TWP
ACCT NO. 14496 DISCOUNT 2% 28
PARCEL 11, 030-03/00, 000 PENALTY 10% 10%
LOT 47
1.03 acres LAND 8,212
BUILDINGS 10,743
TOTAL AMOUNT DUE 58,955

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

RECEIVED BY

Sherry Rodermel,
Re: Sherry's Sale on above Property.
This is the current amount due
in Real Estate Taxes as of 3/01/96.

Thank you --

Pauline M. Groshak,

M. Carter Twp. Tax Collector.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 309-5622

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.

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. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF T. Chamberlain

NOTE: defendants current residence
(115 W. 3rd St. Mifflinville, PA)
was also posted.

SO ANSWERS:

DEPUTY SHERIFF _____

SHERIFF HARRY A. ROADARMEL, JR. _____

Sworn and subscribed before me
this 1st day of

April 19 96

Sarah J. Hoyer
Sarah J. Hoyer
NOTARY PUBLIC OF PENNA.
My Commission Expires June 21, 1999

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

SHERIFF'S SALE MUNICIPAL ESTATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT 7-1-76

DOCKET AND INDEX 7-1-76

SET FILE FOLDER UP _____

CHECK FOR PROPER INFO _____

WRIT OF EXECUTION _____

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS _____

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE ✓

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ~~\$500.00~~ ^{recd. 10} OK 11-18-96 \$900.00

* 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 Apr 11-18-25 96 ADV

POST ALL DATES ON CALANDER _____

* SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT MAY 2-1996 1030

* 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 Apr 1-1996

SET DISTRIBUTION DATE _____

* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS _____

TYPE PROPER INFO ON DESCRIPTION (refer to previos sales) _____

SERVICE

TYPE CARDS FOR DEFENDANTS _____

PUT PAPERS TOGETHER FOR DEFENDANTS _____

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS _____

* NOTICE OF SALE DIRECTED TO THEM

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

* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO _____

FILE 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 _____

Attach this form to the front of the mailpiece, or on the reverse side of the mailpiece, if space is used. If space is used, it must be used in the space provided.
 1. ☒ Restricted Delivery
 2. ☐ Restricted Delivery
 Consult postmaster for fee.
 ☐ 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.

Atty. Stephen Brandwane
Deputy Atty. General
Collection Unit - 4th & Walnut St.
Harrisburg, PA 17120

5. Recipient (Print Name)
Stephen Brandwane

6. Signature: (Addressee or Agent)
[Signature]

PS Form 3811, December 1994

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

3. Article Addressed to:
Pauline M. Grosheck
R.R. 2, Box 2463
Berwick, PA 18603

4a. Article Number 7-96
P 511 559 831

4b. Service Type
☒ Registered
 ☐ Express Mail
 ☐ Return Receipt for Merchandise
 ☐ COD

7. Date of Delivery
MAR - 4 1996

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

5. Recipient By: (Print Name)
Pauline Grosheck

6. Signature: (Addressee or Agent)
[Signature]

PS Form 3811, December 1994

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

4a. Article Number 7-96
P 511 559 828

4b. Service Type
☒ Registered
 ☐ Express Mail
 ☐ Return Receipt for Merchandise
 ☐ COD

7. Date of Delivery
MAR 0 4 1996

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

5. Recipient By: (Print Name)

6. Signature: (Addressee or Agent)
[Signature]

PS Form 3811, December 1994

3. Article Addressed to:
Office of E.A.R.
Dept. of Public Welfare
P.O. Box 8016
Harrisburg, PA 17105

4a. Article Number 7-96
P 511 559 829

4b. Service Type
☒ Registered
 ☐ Express Mail
 ☐ Return Receipt for Merchandise
 ☐ COD

7. Date of Delivery
MAR 0 4 1996

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

5. Recipient By: (Print Name)

6. Signature: (Addressee or Agent)
[Signature]

PS Form 3811, December 1994

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

4a. Article Number 7-96
P 511 559 830

4b. Service Type
☒ Registered
 ☐ Express Mail
 ☐ Return Receipt for Merchandise
 ☐ COD

7. Date of Delivery
MAR 1 1996

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

5. Recipient By: (Print Name)

6. Signature: (Addressee or Agent)
[Signature]

PS Form 3811, December 1994

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?

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),

Plaintiff,

vs.

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

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

7-96 E.D.
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 *May 2*, 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 (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:

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

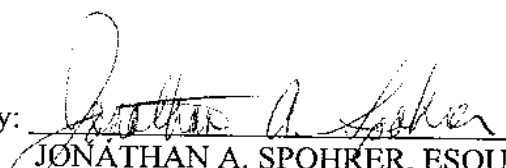
or

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.

By: 
JONATHAN A. SPOHRER, ESQUIRE
ATTORNEY FOR PLAINTIFF

MELLON BANK, N.A. (formerly)

UNITED PENN BANK),
Plaintiff

vs.

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

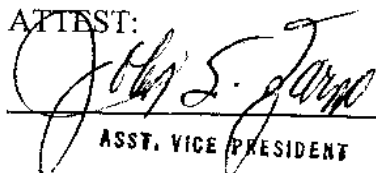
: IN THE COURT OF COMMON
: PLEAS OF COLUMBIA COUNTY
:
:
: CIVIL ACTION -- LAW
: IN MORTGAGE FORECLOSURE
:
:
: NO. 1483-CV OF 1995

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.

ATTEST:


ASST. VICE PRESIDENT, ~~Secretary~~

MELLON BANK, N.A.


BY: 
JOSEPH E. SWEENEY
Recovery Officer

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 Premises 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
UNITED PENN BANK),

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PA.

CIVIL DIVISION

ACTION TO BE SERVED

(Please specify)

Writ of Execution

Mortgage Foreclosure

No. 1483 of 1995

Plaintiff

vs.

CHARLES H. YOHEY and

SUSAN C. YOHEY, his wife
Defendant(s)

DEFENDANTS TO BE SERVED:

- (1.) Charles H. Yohey
- (2.) Susan C. Yohey
- (3.) _____
- (4.) _____
- (5.) _____
- (6.) _____
- (7.) _____

WHERE TO SERVE DEFENDANTS

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

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

SPECIAL INSTRUCTIONS ETC., FOR SERVICE:

SERVICE ATTEMPTS:

DATE: _____

DATE: _____

DATE: _____

DATE: _____

PLEASE TYPE OR PRINT CLEARLY TO EFFECT PROPER SERVICE

(Service returns on back)

I HEREBY CERTIFY AND RETURN THAT
ON _____
I SERVED THE WITHIN _____
_____ UPON THE
WITHIN NAMED DEFENDANT _____
BY HANDING TO _____

AT _____
COL. CO., PENNA., AND MAKING KNOWN
TO _____ THE CONTENTS
THEREOF.

DEPUTY SHERIFF

I HEREBY CERTIFY AND RETURN THAT
ON _____
I SERVED THE WITHIN _____
_____ UPON THE
WITHIN NAMED DEFENDANT _____
BY HANDING TO _____

AT _____
COL. CO., PENNA., AND MAKING KNOWN
TO _____ THE CONTENTS
THEREOF.

DEPUTY SHERIFF

I HEREBY CERTIFY AND RETURN THAT
ON _____
I SERVED THE WITHIN _____
_____ UPON THE
WITHIN NAMED DEFENDANT _____
BY HANDING TO _____

AT _____
COL. CO., PENNA., AND MAKING KNOWN
TO _____ THE CONTENTS
THEREOF.

DEPUTY SHERIFF

I HEREBY CERTIFY AND RETURN THAT
ON _____
I SERVED THE WITHIN _____
_____ UPON THE
WITHIN NAMED DEFENDANT _____
BY HANDING TO _____

AT _____
COL. CO., PENNA., AND MAKING KNOWN
TO _____ THE CONTENTS
THEREOF.

DEPUTY SHERIFF

I HEREBY CERTIFY AND RETURN THAT
ON _____
I SERVED THE WITHIN _____
_____ UPON THE
WITHIN NAMED DEFENDANT _____
BY HANDING TO _____

AT _____
COL. CO., PENNA., AND MAKING KNOWN
TO _____ THE CONTENTS
THEREOF.

DEPUTY SHERIFF

I HEREBY CERTIFY AND RETURN THAT
ON _____
I SERVED THE WITHIN _____
_____ UPON THE
WITHIN NAMED DEFENDANT _____
BY HANDING TO _____

AT _____
COL. CO., PENNA., AND MAKING KNOWN
TO _____ THE CONTENTS
THEREOF.

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.

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

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

No. 1483-CV Term 19 95 J.D.

No. _____ 7 Term 19 96 E.D.

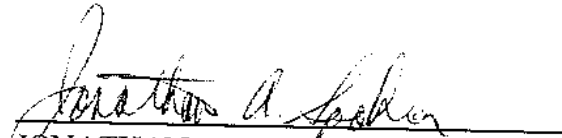
PRAECIPE FOR WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

To the Prothonotary:

Issue writ of execution in the above matter.

Amount Due

\$ See attached Exhibit "B"



JONATHAN A. SPOHRER, ESQUIRE
Attorney for Plaintiff

NOTE: Please furnish description of Property. (See Exhibit "A")

FILED
PROTHONOTARY
CLERK OF COURT
JAN 30 10 01 AM '96

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS:

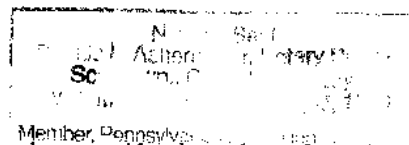
.. Paula. Barry,. Publisher's Assistant....., being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established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

.....
Paula J. Barry

Sworn and subscribed to before me this. 25th day of. APRIL..... 19.. 96..

.....
(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.

.....

EXHIBIT "B"

Plaintiff's damages are assessed as follows:

COUNT I

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

Together with costs and interest until paid.

COUNT II

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

1. Principal indebtedness as of 9/27/95	\$11,644.74
2. Interest as of 9/27/95	\$ 3,210.37
3. Attorney Fees (10%)	\$ 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
-------------	--------------

Together with costs and interest until paid.

EXHIBIT "B"

Plaintiff's damages are assessed as follows:

COUNT I

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

Together with costs and interest until paid.

COUNT II

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

1. Principal indebtedness as of 9/27/95	\$11,644.74
2. Interest as of 9/27/95	\$ 3,210.37
3. Attorney Fees (10%)	\$ 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
-------------	--------------

Together with costs and interest until paid.

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.

CHARLES YOHEY and SUSAN YOHEY,

Defendants,

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

: CIVIL ACTION - LAW
:

: IN MORTGAGE FORECLOSURE
:

: No. 1483 of 1995
:

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA:

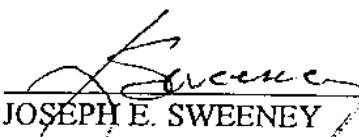
: SS.
:

COUNTY OF LUZERNE
:

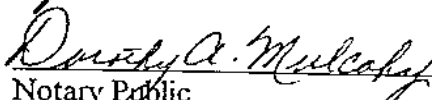
JOSEPH E. SWEENEY, Recovery Officer of Mellon Bank, N.A., being duly sworn according to law, deposes and states that to the best of his knowledge, information and belief, the last known addresses or place where service of process can be made of the above-captioned Defendants is as follows:

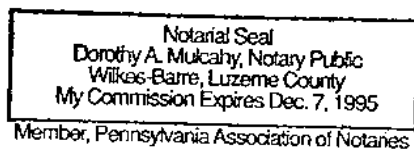
R. R. # 2 Box 2586
Berwick, PA. 18603

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
Recovery Officer

Sworn to and subscribed
before me this 27th day of
September, 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.

CHARLES YOHEY and SUSAN YOHEY,

Defendants,

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY

:
: CIVIL ACTION - LAW

:
: IN MORTGAGE FORECLOSURE

: No. 1483 of 1995

AFFIDAVIT OF LAST KNOWN ADDRESS

COMMONWEALTH OF PENNSYLVANIA:

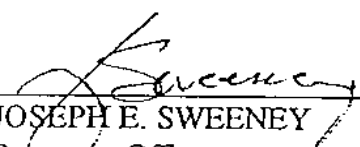
COUNTY OF LUZERNE

: SS.
:

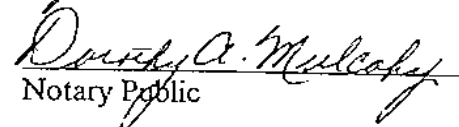
JOSEPH E. SWEENEY, Recovery Officer of Mellon Bank, N.A., being duly sworn according to law, deposes and states that to the best of his knowledge, information and belief, the last known addresses or place where service of process can be made of the above-captioned Defendants is as follows:

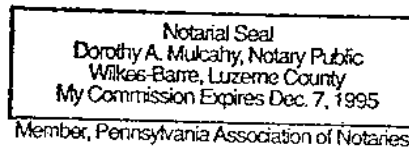
R. R. # 2 Box 2586
Berwick, PA. 18603

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 27th day of
September, 1995.


Notary Public



**AFFIDAVIT OF
NON-MILITARY SERVICE OF DEFENDANTS**

COMMONWEALTH OF PENNSYLVANIA:

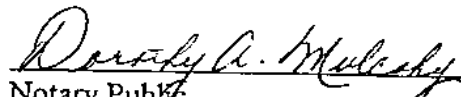
SS.

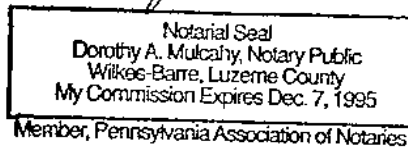
COUNTY OF LUZERNE

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. SWEENEY

Sworn to and subscribed
before me this 27th day
of September, 1995.


Notary Public




**AFFIDAVIT OF
NON-MILITARY SERVICE OF DEFENDANTS**

COMMONWEALTH OF PENNSYLVANIA:

:SS.

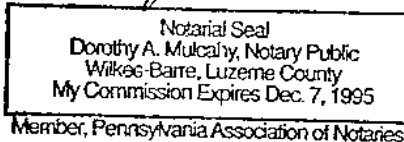
COUNTY OF LUZERNE

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. SWEENEY

Sworn to and subscribed
before me this 27th day
of September, 1995.


Notary Public



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),

Plaintiff,

vs.

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

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

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
Attorney for Plaintiff

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),

Plaintiff,

VS.

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

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

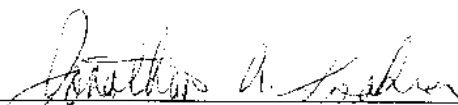
CIVIL ACTION - LAW

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
Attorney for Plaintiff

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

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

3. 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:

BY: 
JONATHAN A. SPOHRER, ESQUIRE

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
	:	
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

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

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

3. 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:

BY: 
JONATHAN A. SPOHRER, ESQUIRE

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) 284-6100

DATE: FEB 29-1996

RE: Sheriff's Sale Advertising Dates

Mellon Bank N.A. vs. Charles H. and Susan C. Yohey, his wife
No. 7 of 96 ED No. 1483 of 1995 JD

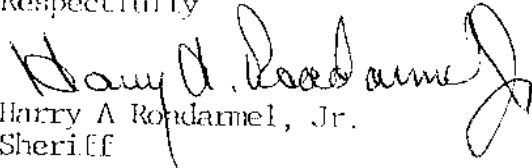
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates: SALE DATE: MAY 2, 1996 at 1030.

1st week APRIL 11, 1996
2nd week APRIL 18, 1996
3rd week APRIL 25, 1996

Feel free to contact me if you have any questions.

Respectfully


Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

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., a true and attested copy
of the within writ of execution. A true copy of the notice of sheriff's sale in
Real Estate and a copy of the description of property was served on
Charles H. and
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
copy of the description to Susan B. Yohey.

So Answered:

Deputy sheriff

Harry A. Roadarmel Jr., Sheriff

Sworn and subscribed before me
this 4th day of
March 1996

Sarah J. Mower
Sarah J. MOWER
NOTARY PUBLIC OF PENNA.
My Commission Expires June 21, 1999

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: FEB 29-1996

RE: Sheriff's Sale Advertising Dates

Mellon Bank N.A. vs. Charles H. and Susan C. Yohey, his wife

No. 7 of 96 ED No. 1483 of 1995 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates: SALE DATE: MAY 2, 1996 at 1030.

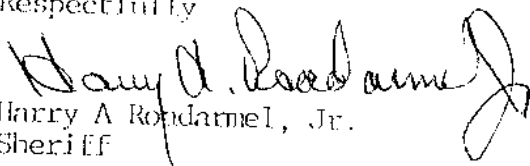
1st week APRIL 11, 1996

2nd week APRIL 18, 1996

3rd week APRIL 25, 1996

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 300
BLOOMSBURG, PA 17815

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 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,

A handwritten signature in dark ink, appearing to read "Harry A. Roadarmel, Jr.", with a stylized flourish at the end.

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
BLOOMSBURG, PA 17015

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 704-6110

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 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) 389-5622

24 HOUR PHONE
(717) 784-6000

Date: FEB 29, 1966

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

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 A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 704-6300

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 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) 704-6300

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 A. Roadarmel, Jr.
Sheriff of Columbia County

Cashier's Check

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

Date

1-22-96



Mellon Bank

22025356

60-57313

Amount

The sum of 900 and 00/100ths

\$ 900.00**

To the order of SHERIFF OF COLUMBIA COUNTY *****

Remitter MELLON BANK

Memo YOHEY FORECLOSURE

Authorized
Signature

⑈ 22025356 ⑈

⑈ 031300575⑈

⑈ 005832⑈

ORIGINAL

Cashier's Check

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



Date

May 2, 1996

60-57 313

2202386

Pay

THE SUM OF 69,825.59 DOLLARS

Amount

To the order of Sheriff of Columbia County

*****6,982.59***** \$ *****6,982.59*****

Remitter Yohey

Memo

Authorized
Signature

[Handwritten Signature]

⑈ 2202386 ⑈ ⑆ 031300575 ⑆

1005832

ORIGINAL

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 RIGHT, 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

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.

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

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

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