

COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE

Date May 23, 1997

OWNER OR REPUTED OWNER

Bloom, Darene  
aka Bloom, Darlene

DESCRIPTION OF PROPERTY

1065, 1066, 1067, 1068 Freas Ave.  
.66 Ac.

PARCEL NUMBER 40,06--109-00,000 IN Berwick Boro

Township  
Borough  
City

YEAR	TOTAL
1995	\$ 4,354.67
1996	\$ 4,211.70
Cert.	\$ 5.00
TOTAL	\$ 8,571.37

The above figures represent the amount(s) due during the month of  
July/August, 1997.

This is to certify that, according to our records, there are tax liens on  
the above mentioned property as of December 31, 1996.

Excluding: Interim Tax Billings

Requested by:

Columbia County Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel

9-15-97

■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
■ Write "Return Receipt Requested" on the mailpiece below the article number.  
■ The Return Receipt will show to whom the article was delivered and the date delivered.

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

Thank you for using Return Receipt Service

3. Article Addressed to:  Atty. Stephen Brandwene Deputy Atty. General Collection Unit-4th & Walnut St. Harrisburg, PA 17120	4a. Article Number <b>8876695635</b>	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	5. Received By: (Print Name) <b>Stephen Brandwene</b>	6. Signature: (Addressee or Agent) <b>X</b>
7. Date of Delivery <b>JUN 13 1997</b>				
8. Addressee's Address (Only if requested and fee is paid)				

Domestic Return Receipt  
PS Form 3811, December 1994

3. Article Addressed to:  COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF COMPLIANCE ENFORCEMENT SUPPORT SECTION DEPARTMENT 280946 HARRISBURG PA 17128-0946	4a. Article Number <b>8876695634</b>	4b. Service Type <input checked="" type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	5. Received By: (Print Name) <b>Samuel J. Ventura</b>	6. Signature: (Addressee or Agent) <b>X</b>
7. Date of Delivery <b>JUN 13 1997</b>				
8. Addressee's Address (Only if requested and fee is paid)				

Domestic Return Receipt  
PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> ■ Complete items 1 and/or 2 additional services. ■ Complete items 3, 4a, and ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
3. Article Addressed to:  Small Business Administration 20 N. Penna. Avenue Room 2327 Wilkes-Barre, PA 18701	4a. Article Number <b>8876695637</b>	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD
5. Received By: (Print Name)	7. Date of Delivery	
6. Signature: (Addressee or Agent) <b>X Sarah Lewis</b>	8. Addressee's Address (Only if requested and fee is paid)	

PS Form 3811, December 1994 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> ■ Complete items 1 and/or 2 additional services. ■ Complete items 3, 4a, and ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
3. Article Addressed to:  UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE OFFICE OF CHIEF COUNSEL HARRISBURG, PA. 17108	4a. Article Number <b>8876695638</b>	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD
5. Received By: (Print Name)	7. Date of Delivery	
6. Signature: (Addressee or Agent) <b>X D. Shy</b>	8. Addressee's Address (Only if requested and fee is paid) <b>JUN 24 1997</b>	

PS Form 3811, December 1994 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

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3. Article Addressed to:  Office of F.A.I.R. Dept. of Public Welfare P.O. BOX 8016 Harrisburg, PA 17105	4a. Article Number <b>8876695639</b>	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD
5. Received By: (Print Name) <b>K Potter</b>	7. Date of Delivery <b>JUN 13 1997</b>	
6. Signature: (Addressee or Agent) <b>X</b>	8. Addressee's Address (Only if requested and fee is paid)	

PS Form 3811, December 1994 Domestic Return Receipt

SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

Commonwealth Bank VS Darlene Bloom  
NO. 35-97 E.D. NO. 151-97 J.D.

DATE OF SALE: 7-17-97

BID PRICE ( INCLUDES COSTS )

\$ 110,000.00

POUNDAGE 2% BID PRICE

\$ 2,200.00

TRANSFER TAX 2% BID PRICE

\$ 5,041.31

MISC. COSTS

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

TOTAL NEEDED TO PURCHASE

\$ 117,241.31

PURCHASER(S) : Sherman Sophie C. Welsh, Agt.

ADDRESS : 7871 Alton St. RD 3, Box 3098

NAME(S) ON DEED: Berwick, Pa 18603

PURCHASER(S) SIGNATURE(S) : Sophie C Welsh

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 117,241.31

LESS DEPOSIT \$ \_\_\_\_\_

DOWN PAYMENT \$ 117,241.13

AMOUNT DUE IN

EIGHT DAYS \$ 105,517.18

Paid  
7-17-97  
dat

LAW OFFICES  
**ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN & IRWIN, P.C.**

125 EAST THIRD STREET  
WILLIAMSPORT, PENNSYLVANIA 17701

ROBERT B. ELION  
ROBERT B. WAYNE  
ANTHONY J. GRIECO, II  
WILLIAM P. CARLUCCI  
DAVID C. SHIPMAN  
DAVID K. IRWIN  
KRISTINE L. WALTZ

717-326-2443

TELECOPIER  
(717) 326-1585  
(717) 321-7140

July 17, 1997

**VIA FAX (717) 784-0257**

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

**RE: Commonwealth Bank v. Bloom  
Exec. No. 35 Term 1997**

Dear Sheriff:

I appreciate the courtesy of your office at the sale held today in connection with this matter. It is my understanding that the proceeds of sale in excess of taxes and costs will be paid to CoreStates Bank, N.A.

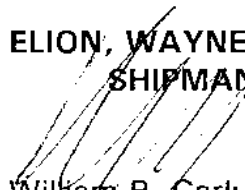
I will be on vacation for the next two weeks. I would be grateful if you could arrange to fax a copy of the schedule of distribution.

If the schedule does not provide for the payment of the net proceeds of sale after payment of taxes and costs to be paid in full to CoreStates Bank, N.A., please accept this correspondence as a written objection to the proposed distribution.

Thank you for your assistance and courtesies in this matter.

Sincerely,

**ELION, WAYNE, GRIECO, CARLUCCI,  
SHIPMAN & IRWIN, P.C.**

  
William P. Carlucci

# SHERIFF'S SALE

## Distribution Sheet

POSTED JULY 23, 1997

Commonwealth Bank

vs. Darene Bloom (Chatterbox)

NO. 35-97 JD

DATE OF SALE: July 17, 1997

NO. 151-97 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) July 17, 1997 and (time) 1030 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to \_\_\_\_\_  
for the price or sum of One Hundred seventeen thousand, two hundred forty-one and 31/100 Dollars.  
Sharon Babb \_\_\_\_\_

being the

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

Bid Price .....	\$ 110,000.00	
Poundage .....	2,200.00	
Transfer Taxes .....	5,041.31	
Total Needed to Purchase .....		\$ 117,241.31
Amount Paid Down .....		11,724.13
Balance Needed to Purchase .....		105,517.18

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ 329.35	
Poundage .....	2,200.00	\$ 2,529.35
Newspaper .....		340.40
Printing .....		
Solicitor .....		50.00
Columbia County Prothonotary .....		10.00
Columbia County Recorder of Deeds -	Deed copy work	26.50
	Realty transfer taxes	5,041.31
	State stamps	1,367.24
Tax Collector ( ) .....		10,830.15
Columbia County Tax Assessment Office .....		12.00
State Treasurer .....		395.27
Other: Berwick Sewer--Authority .....		2,200.00
Poundage .....		
TOTAL EXPENSES:		\$ 20,602.22

Total Needed to Purchase	\$ 117,241.31
Less Expenses	20,602.22
Net to First Lien Holder	96,639.09
Plus Deposit	900.00
Total to First Lien Holder	\$ 97,539.09

Sheriff's Office, Bloomsburg, Pa.  
Columbia County

So answers

Harry A. Roadarmel Jr.

Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 310  
BLOOMSBURG, PA 17815  
FAX 717-784-0257

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 714-6100

DATE 7-28-97 TIME 1500

SENDING 2 PAGES INCLUDING TRANSMITTAL SHEET

TO ELIOT, Wayne Law Officer

TELECOPIER PHONE NO. 717-326-1585

FROM: Col. Co. Sheriff

SHERIFF'S FILE NO. 35-97

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

THE FOLLOWING IS BEING TRANSMITTED:

☒ AS PER YOUR REQUEST

☐ FOR YOUR INFORMATION

☒ FOR COMMENT/APPROVAL

☐ PLEASE CALL ME

MESSAGE:

Distribution Sheet Posted 7-28-97

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

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

COMMONWEALTH BANK, A Division : IN THE COURT OF COMMON  
of Meridian Bank, formerly : PLEAS OF COLUMBIA  
known as COMMONWEALTH BANK : COUNTY, PENNSYLVANIA  
AND TRUST COMPANY, N.A., :  
Plaintiff :

vs.

DARENE BLOOM,

Defendant

: Exe. No. 35 Term 1997  
: Orig. No. 97-JU-151  
:

: **WRIT OF EXECUTION**  
: **MORTGAGE FORECLOSURE**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

See Exhibit "A" attached hereto.

Amount Due \$149,813.15

together with interest from February 1, 1995, costs of suit, reasonable attorney's fees to be determined at the conclusion of the case and for foreclosure and sale of the subject real property.

Toni B. Kline / EAB  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

PROTH. & CLK. OF SEV. COURTS  
MY COMM. EX. 1st MON. JAN. 2, 2000

Dated: 5/12/1997  
(SEAL)

BY:

ALL THAT certain piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeast corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwesterly corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning. BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick, and

BEING a portion of the same premises conveyed to Peter J. Furek and Mildred Furek, his wife, by deed of August DeFrank and Carla DeFrank, his wife, dated October 26, 1962 and recorded in Columbia County in Deed Book 216 at Page 139.

Peter J. Furek having died, sole ownership of the above described premises vested in his widow, Mildred Furek, the grantor herein, under the Doctrine of Survivorship.

## **EXHIBIT "A"**

For identification purposes only, these properties are known on the records of the Columbia County Tax Assessment Bureau as Tax Parcel No. 04D, 06-109-00 (04.4-6-109).

Seized taken in execution and to be sold as the property of Darene Bloom, by virtue of a judgment entered by CoreStates Bank, N.A., to Columbia County Docket Number 97-JU-151.

On which is erected a single story brick constructed structure measuring 36' x 64' or 2,304 square feet with restrooms, kitchen, dining room, bar, parking lot located in the Borough of Berwick, County of Columbia known as Tax Parcel No. 04D, 06--109-00. Such building is sitting on a 180' x 160' or 28,800 square feet lot identified as Lot 110-A.

Being the same premises granted and conveyed unto Darene Bloom by virtue of Deed of Mildred Fuek said Deed dated December 29, 1989 and recorded in Columbia County Deed Book 433 at Page 934.

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

COMMONWEALTH BANK, A Division : IN THE COURT OF COMMON  
of Meridian Bank, formerly : PLEAS OF COLUMBIA  
known as COMMONWEALTH BANK : COUNTY, PENNSYLVANIA  
AND TRUST COMPANY, N.A., :  
Plaintiff :

vs.

DARENE BLOOM,

Defendant

: Exe. No. 35 Term 1997  
: Orig. No. 97-JU-151  
:

: **WRIT OF EXECUTION**  
: **MORTGAGE FORECLOSURE**

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 Exhibit "A" attached hereto.

Amount Due \$149,813.15

together with interest from February 1, 1995, costs of suit, reasonable attorney's fees to be determined at the conclusion of the case and for foreclosure and sale of the subject real property.

Tammi B. Kline / EAB  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

Dated: 5/12/1997  
(SEAL)

BY: PROTH. & CLK. OF SEV. COURTS  
MY COMM. EX. 1st MOI JAN. 2000

ALL THAT certain piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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BEING a portion of the same premises conveyed to Peter J. Furek and Mildred Furek, his wife, by deed of August DeFrank and Carla DeFrank, his wife, dated October 26, 1962 and recorded in Columbia County in Deed Book 216 at Page 139.

Peter J. Furek having died, sole ownership of the above described premises vested in his widow, Mildred Furek, the grantor herein, under the Doctrine of Survivorship.

## **EXHIBIT "A"**

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Seized taken in execution and to be sold as the property of Darene Bloom, by virtue of a judgment entered by CoreStates Bank, N.A., to Columbia County Docket Number 97-JU-151.

On which is erected a single story brick constructed structure measuring 36' x 64' or 2,304 square feet with restrooms, kitchen, dining room, bar, parking lot located in the Borough of Berwick, County of Columbia known as Tax Parcel No. 04D, 06--109-00. Such building is sitting on a 180' x 160' or 28,800 square feet lot identified as Lot 110-A.

Being the same premises granted and conveyed unto Darene Bloom by virtue of Deed of Mildred Fuek said Deed dated December 29, 1989 and recorded in Columbia County Deed Book 433 at Page 934.

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

COMMONWEALTH BANK, A Division of Meridian Bank, formerly known as COMMONWEALTH BANK AND TRUST COMPANY, N.A., Plaintiff	:	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA
vs.	:	Exe. No. <u>35</u> Term 1997
	:	Orig. No. 97-JU-151
DARENE BLOOM,  Defendant	:	WRIT OF EXECUTION MORTGAGE FORECLOSURE

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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See Exhibit "A" attached hereto.

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together with interest from February 1, 1995, costs of suit, reasonable attorney's fees to be determined at the conclusion of the case and for foreclosure and sale of the subject real property.

*Toni B. Kline* / *443*  
Prothonotary, Common Pleas Court of  
Columbia County, Pennsylvania

Dated: 5/12/1997  
(SEAL)

BY: PROTH. & CLK. OF SEV. COURTS  
MY COMM. EX. 1st MON. JAN. 2000

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Being the same premises granted and conveyed unto Darene Bloom by virtue of Deed of Mildred Fuek said Deed dated December 29, 1989 and recorded in Columbia County Deed Book 433 at Page 934.

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

COMMONWEALTH BANK, A Division	:	IN THE COURT OF COMMON
of Meridian Bank, formerly	:	PLEAS OF COLUMBIA
known as COMMONWEALTH BANK	:	COUNTY, PENNSYLVANIA
AND TRUST COMPANY, N.A.,	:	
Plaintiff	:	
	:	Exe. No. <u>35</u> Term 1997
vs.	:	Orig. No. 97-JU-151
	:	
DARENE BLOOM,	:	
	:	PRAECIPE FOR WRIT OF EXECUTION
Defendant	:	MORTGAGE FORECLOSURE

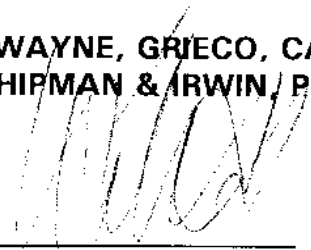
**AFFIDAVIT AS TO NAMES AND ADDRESSES**

State of Pennsylvania :

County of Lycoming :

William P. Carlucci, hereby certifies and says that to the best of his knowledge, information and belief, the true and correct name and address of the Defendant in the above captioned action is Darene Bloom, 625 Front Street, Catasauqua, Pennsylvania 18032.

**ELION, WAYNE, GRIECO, CARLUCCI,  
SHIPMAN & IRWIN, P.C.**

BY:   
William P. Carlucci, Esquire  
Attorney for Plaintiff  
I.D. #30477

Dated 5-20-97

REC'D JUL 29 1997

# SHERIFF'S SALE

## Distribution Sheet

POSTED JULY 23, 1997

Commonwealth Bank

VS. Darene Bloom (Chatterbox)

NO. 35-97 JD

DATE OF SALE: July 17, 1997

NO. 151-97 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) July 17, 1997 and (time) 1030 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to \_\_\_\_\_

for the price or sum of One Hundred seventeen thousand, two hundred forty-one and 31/100 Dollars.  
Sharon Babb being the

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

Bid Price .....	\$ 110,000.00	
Poundage .....	2,200.00	
Transfer Taxes .....	5,041.31	
Total Needed to Purchase .....		\$ 117,241.31
Amount Paid Down .....		11,724.13
Balance Needed to Purchase .....		105,517.18

## EXPENSES:

Columbia County Sheriff - Costs .....	\$ 329.35	
Poundage .....	2,200.00	\$ 2,529.35
Newspaper .....		340.40
Printing .....		50.00
Solicitor .....		10.00
Columbia County Prothonotary .....		26.50
Columbia County Recorder of Deeds -	Deed copy work	
	Realty transfer taxes	2,547.16 5,041.31 ✓
	State stamps	2520.66 1,367.24
Tax Collector (		10,830.15
Columbia County Tax Assessment Office .....		12.00
State Treasurer .....		395.27
Other: Berwick Sewer--Authority		2,200.00
Poundage .....		

## TOTAL EXPENSES:

\$ 20,602.22

Total Needed to Purchase	\$ 117,241.31
Less Expenses	20,602.22
Net to First Lien Holder	96,639.09
Plus Deposit	900.00
Total to First Lien Holder	\$ 97,539.09

Sheriff's Office, Bloomsburg, Pa.

So answers

Harry A. Roadarmel Jr.

Sheriff

Columbia County

P.02

FAX NO. 7173261585

AUG-04-97 MON 15:24 ELTON WAYNE LAW OFFICES

**ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN & IRWIN, P.C.**

125 EAST THIRD STREET

WILLIAMSPORT, PENNSYLVANIA 17701

ROBERT B. ELION  
 ROBERT B. WAYNE  
 ANTHONY J. GRIECO, II  
 WILLIAM P. CARLUCCI  
 DAVID C. SHIPMAN  
 DAVID K. IRWIN  
 KRISTINE L. WALTZ

717-326-2443

TELECOPIER  
 (717) 326-1585  
 (717) 321-7140

August 4, 1997

**VIA FAX (717) 784-0257**

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

**RE: Chatterbox Bar Sheriff Sale**  
**Exec. No. 35 Term 1997**

Dear Sheriff:

I read your distribution posted July 28, 1997 to mean that CoreStates Bank will receive \$97,539.09 if and when Sharon Babb meets her bid. Please advise if you disagree so that I can file a timely objection.

Sincerely,

**ELION, WAYNE, GRIECO, CARLUCCI,**  
**SHIPMAN & IRWIN, P.C.**

William P. Carlucci

WPC/cel  
 coll:\wpc\45398\cor.46

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

Commonwealth Bank VS Danone Bank  
NO. 35-97 E.D. NO. 151-97 J.D. DATE OF SALE 7-17-97 TIME OF SALE 1030

DOCKET AND RETURN	\$ <u>15.-</u>
SERVICE PER DEFENDANT OR GARNISHEE	<u>90.-</u>
LEVY (PER PARCEL)	<u>15.-</u>
MAILING COSTS	<u>17.85</u>
ADVERTISING, SALE BILLS, & COPIES	<u>17.50</u>
ADVERTISING SALE (PLUS NEWSPAPER)	<u>15.-</u>
MILEAGE	<u>12.50</u>
POSTING HANDBILLS	<u>30.-</u>
CRYING?ADJOURN SALE (EACH SALE)	<u>10.-</u>
SHERIFF'S DEED	<u>30.-</u>
TRANSFER TAX FORM	<u>20.-</u>
DISTRIBUION FORM	<u>25.-</u>
OTHER <u>copies</u>	<u>31.50</u>
<u>Lehigh Co.</u>	<u>21.-</u>

TOTAL.....\$ 329.35

PRESS-ENTERPRISE INC	\$ <u>340.40</u>
SOLICITOR'S SERVICES	<u>50.00</u>

TOTAL..... 390.40

PROTHONOTARY (NOTARY)	\$ <u>10.00</u>
RECORDER OF DEEDS	<u>26.50</u>

OTHER

TOTAL..... 36.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 <u>97</u>	\$ <u>1367.24</u>
SCHOOL DISTRICT TAXES, 19	<u>2253.78</u>
DELINQUENT TAXES, 19, 19	<u>8571.37</u>
	<u>1236.15</u>

TOTAL..... 11197.39

MUNICIPAL FEES DUE:

<u>Berwick</u>	
SEWER--MUNICIPAL	19 <u>\$ 375.27</u>
WATER--MUNICIPAL	19 <u>\$</u>

TOTAL..... 375.27

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 12.00

MISCELLANEOUS	\$
	\$

TOTAL.....

TOTAL COSTS (OPEN BID)..... 13360.91

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 100

REDDAISHURG, PA 17815

FAX 717-784-0257

JUNE 23, 1997

717-389-5622

MAILED 10:00 AM  
JUN 23 1997

Elion, Wayne, Grieco, Carlucci, Shipman, Irwin  
125 East Third Street  
Williamsport, Pa. 17701

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

ATTY. CARLUCCI

NO. 35 of 1997

WRIT OF EXECUTION 151 of 1997

SERVICE ON Darene Bloom

ON June 18, 1997

AT 12:04 PM

, A TRUE AND ATTESTED COPY

OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN  
REAL ESTATE AND A COPY OF THE THE DESCRIPTION OF PROPERTY WAS SERVED ON

Darene Bloom, At Lehigh Co. Sheriff's office  
(SEE ACCOMPANYING SHERIFF'S RETURN FROM LEHIGH COUNTY)  
BY DEPUTY SHERIFF Dep. Lee Letyer

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S  
SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Darene Bloom

SO ANSWERS:

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 23<sup>rd</sup>

DAY OF June 1997

*Barbara N. Zolotta*  
BARBARA N. ZOLOTTA  
JAMES B. KLINE, PROTHONOTARY  
OF COLUMBIA COUNTY

PROTH. & CLK. OF SEV. COURTS  
MY COMM. EX. 1st MON. JAN. 2000

*Harry A. Roadarmel Jr.*  
SHERIFF--Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 360  
BLOOMSBURG, PA 17815

PHONE  
(717) 339-5622

ATTORNEY PHONE  
(717) 204-6300

JUNE 23, 1997

Elion, Wayne, Grieco, Carlucci, Shipman, Irwin  
125 East Third Street  
Williamsport, Pa. 17701

ATTY. CARLUCCI

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

Commonwealth Bank

VS.

Darene Bloom

WRIT OF EXECUTION 35 of 1997  
(MORTGAGE FORECLOSURE) 151 of 1997

POSTING OF PROPERTY

June 17, 1997 at 0915 POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Darene Bloom, Chatterbox, Freas Ave., Berwick, Pa. 18603  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY SHERIFF  
SHERIFF Harry A. Roadarmel Jr.

SO ANSWERS:

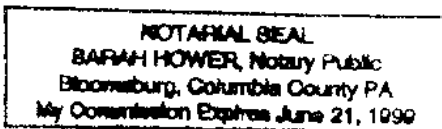
DEPUTY SHERIFF

*Harry A. Roadarmel Jr.*  
SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me  
this 23<sup>rd</sup> day of

June 1997

*Sarah J. Hower*  
Sarah J. Hower



LAW OFFICES

**ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN & IRWIN, P.C.**

125 EAST THIRD STREET

WILLIAMSPORT, PENNSYLVANIA 17701

ROBERT B. ELION  
ROBERT B. WAYNE  
ANTHONY J. GRIECO, II  
WILLIAM P. CARLUCCI  
DAVID C. SHIPMAN  
DAVID K. IRWIN  
KRISTINE L. WALTZ

717-326-2443

TELECOPIER  
(717) 326-1585  
(717) 321-7140

May 20, 1997

**VIA FAX (717) 784-0257**

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

**RE: Commonwealth Bank v. Bloom  
Exec. No. 35 Term 1997**

Dear Sheriff:

I cannot locate anything in the Pennsylvania Rules of Civil Procedure about the appointment of a watchman for a levy on real property. It may be that the Rules theoretically permit you to retain one upon request of the Plaintiff. We don't want one. I have enclosed the remaining documents that you require.

Thank you for your assistance and courtesies in this matter.

Sincerely,

**ELION, WAYNE, GRIECO, CARLUCCI,  
SHIPMAN & IRWIN, P.C.**

  
William P. Carlucci

WPC/cel  
Enclosures  
coll\wpc\45396\cor.42

**ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN & IRWIN, P.C.**

125 EAST THIRD STREET

WILLIAMSPORT, PENNSYLVANIA 17701

717-328-2443

ROBERT B. ELION  
ROBERT B. WAYNE  
ANTHONY J. GRIECO, II  
WILLIAM P. CARLUCCI  
DAVID C. SHIPMAN  
DAVID K. IRWIN  
KRISTINE L. WALTZ

TELECOPIER  
(717) 326-1585  
(717) 321-7140

August 4, 1997

**VIA FAX (717) 784-0257**

Sheriff's Office

Columbia County Courthouse

P.O. Box 380

Bloomsburg, Pennsylvania 17815

**RE: Chatterbox Bar Sheriff Sale**  
**Exec. No. 35 Term 1997**

Dear Sheriff:

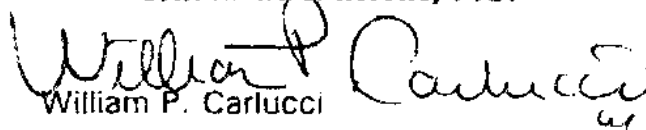
It is my understanding that the successful bidder at the above-referenced sale is prepared to pay approximately \$60,000.00 of the purchase price immediately and the balance by August 18, 1997. As I am sure you know, it is the Office of the Sheriff and not the Plaintiff that sets the terms of sale. If our client were to "reset" their terms of sale in a fashion inconsistent with those set by your office, the Defendant could arguably complain. My interpretation of this situation is that the bidder is asking your office to amend the terms of sale which you announced.

For your information, the Plaintiff has no objection to the proposed modification. Since the Bank would only resell the property anyway, the Bank would prefer that the bidder be permitted an opportunity to meet the terms of sale.

We understand that, if the bidder does not pay the balance of the purchase price by August 18, 1997, her initial deposit (\$11,724.00) would be forfeited.

Sincerely,

**ELION, WAYNE, GRIECO, CARLUCCI,**  
**SHIPMAN & IRWIN, P.C.**

  
William P. Carlucci

WPC/cel

coll\wpc\45386\cor.48

August 4, 1997

Mr. Charles J. Lydon  
Vice President  
Real Estate and Construction Finance  
CoreStates Bank, N.A.  
33 West 3rd. Street  
Williamsport, PA 17701

Dear Mr. Lydon,

May I please have a 2 week extention as of the above date on the purchase of the Chatterbox Cafe from Doreen Bloom via Sheriff Sale held on July 17, 1997.

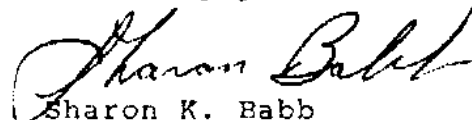
I have already paid a 10% down payment of \$11,724.00 on July 18, 1997. I have a cashiers check for \$60,000.00 towards this purchase to give to the Sheriff of Columbia County upon approval of this extension.

The balance of \$45,517.13 will be paid in full no later than August 18, 1997, or the purchase is null and void and the Sheriff's office retains the 10% down payment of \$11,724.00 for damages and returns the \$60,000.00 cashiers check to me.

Please give me this additional time to raise the balance of the sale price. I'm sure we don't need to go through another Sheriff sale to accomplish this same end result.

I know that I am late on this request, but with a little understanding and leeway from your bank, I will purchase this property and you will get all you money. Please help me this one time.

Sincerely yours,



Sharon K. Babb

AUG-04-1997 11:29

P.02

PNC Bank, N.A.  
Berwick Office  
101 East Front Street  
Berwick, PA 18603  
717 759 6001 Tel

**PNCBANK**

August 18, 1997

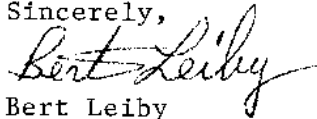
Sheriff of Columbia County

Dear Sheriff Roadarmel

This is to verify that PNC Bank has conditionally approved a loan in the amount of \$120,000.00 for 10 years for Sophie C. Welsh. Upon a receipt of a satisfactory property report the loan paperwork will be prepared. The proceeds of the loan will be used to purchase the property located at 1524 Freas Ave., Berwick, PA..

If you have any questions please call me at 717-759-6002.

Sincerely,

A handwritten signature in cursive script that reads "Bert Leiby". The signature is written in dark ink and is positioned above the printed name and title.

Bert Leiby  
Assistant Vice President

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX 717-784-0257

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

DATE 8-19-97 TIME \_\_\_\_\_

SENDING 2 PAGES INCLUDING TRANSMITTAL SHEET

TO Celeste

TELECOPIER PHONE NO. 334-1585

FROM: Tim Chamberlain

SHERIFF'S FILE NO. \_\_\_\_\_

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

THE FOLLOWING IS BEING TRANSMITTED:

XX AS PER YOUR REQUEST  
\_\_\_\_ FOR YOUR INFORMATION  
\_\_\_\_ FOR COMMENT/APPROVAL  
\_\_\_\_ PLEASE CALL ME

MESSAGE:

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

# SHERIFF'S SALE

---

THURSDAY JULY 17, 1997 AT 10:30 A.M.

=====

BY VIRTUE OF A WRIT OF EXECUTION NO.35 OF 1997 AND J.D. 151 OF 1997 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST BIDDER OR BEST BIDDER, FOR CASH, IN THE COLUMBIA COUNTY SHERIFF'S OFFICE, WEST MAIN STREET, TOWN OF BLOOMSBURG, PENNA.

=====

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

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeast corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwesterly corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning. BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick, and

BEING a portion of the same premises conveyed to Peter J. Furek and Mildred Furek, his wife, by deed of August DeFrank and Carla DeFrank, his wife, dated October 26, 1962 and recorded in Columbia County in Deed Book 216 at Page 139.

Peter J. Furek having died, sole ownership of the above described premises vested in his widow, Mildred Furek, the grantor herein, under the Doctrine of Survivorship.

For identification purposes only, these properties are known on the records of the Columbia County Tax Assessment Bureau as Tax Parcel No. 04D, 06-109-00 (04.4-6-109).

Seized taken in execution and to be sold as the property of Darene Bloom, by virtue of a judgment entered by CoreStates Bank, N.A., to Columbia County Docket Number 97-JU-151.

On which is erected a single story brick constructed structure measuring 36' x 64' or 2,304 square feet with restrooms, kitchen, dining room, bar, parking lot located in the Borough of Berwick, County of Columbia known as Tax Parcel No. 04D, 06-109-00. Such building is sitting on a 180' x 160' or 28,800 square feet lot identified as Lot 110-A.

Being the same premises granted and conveyed unto Darene Bloom by virtue of Deed of Mildred Furek said Deed dated December 29, 1989 and recorded in Columbia County Deed Book 433 at Page 934.

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

*ALL PARTIES IN INTEREST AND CLAIMANTS will take notice that a Schedule of Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of posting.*

*Attorney for Plaintiff:  
William P. Carlucci, ESQ  
125 East Third Street  
Williamsport, PA 17701*

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

LAW OFFICES

**ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN & IRWIN, P.C.**

125 EAST THIRD STREET

WILLIAMSPORT, PENNSYLVANIA 17701

ROBERT B. ELION  
ROBERT B. WAYNE  
ANTHONY J. GRIECO, II  
WILLIAM P. CARLUCCI  
DAVID C. SHIPMAN  
DAVID K. IRWIN  
KRISTINE I. WALTZ

717-326-2443

TELECOPIER  
(717) 326-1585  
(717) 321-7140

July 17, 1997

**VIA FAX (717) 784-0257**

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

**RE: Commonwealth Bank v. Bloom  
Exec. No. 35 Term 1997**

Dear Sheriff:

I appreciate the courtesy of your office at the sale held today in connection with this matter. It is my understanding that the proceeds of sale in excess of taxes and costs will be paid to CoreStates Bank, N.A.

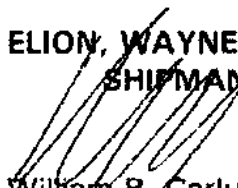
I will be on vacation for the next two weeks. I would be grateful if you could arrange to fax a copy of the schedule of distribution.

If the schedule does not provide for the payment of the net proceeds of sale after payment of taxes and costs to be paid in full to CoreStates Bank, N.A., please accept this correspondence as a written objection to the proposed distribution.

Thank you for your assistance and courtesies in this matter.

Sincerely,

**ELION, WAYNE, GRIECO, CARLUCCI,  
SHIPMAN & IRWIN, P.C.**

  
William P. Carlucci

coll\wpc\45398\cor.45



TAX NO. 1  
1997 COUNTY & MUNICIPAL  
BERWICK BOROUGH

HAVE CHECKS PAYABLE TO:

Connie C Gingham  
Rear 120 East Third Street  
Midtown Plaza  
Berwick, Pa 18603  
HOURS DURING DISCOUNT ONLY  
Mon-Thurs 9-5; Wed 9-12; Fri 9-5;  
Other Times Mon-Fri 9-4; Wed 9-12  
PHONE (717) 752-7442

FOR COLUMBIA COUNTY  
DATE 03/01/1997  
BILL NO 00372

DESCRIPTION	ASSESSMENT	MILLS	USE ADJUST	PAID	PAID	NO. PARCELS
General Fund	98080	4.096	393.71	401.74	441.91	
Sinking Fund		.845	81.22	82.88	91.17	
Borough R.E.		5.800	557.48	566.86	597.30	
Fire		1.250	120.15	122.60	128.73	
Light		1.850	100.92	102.98	108.13	

THE DISCOUNT & THE PENALTY  
HAVE BEEN COMPUTED  
FOR YOUR CONVENIENCE

TYPE: CC PROPERTY DESCRIPTION: Cnty Boro  
APRIL 30 IF PAID ON OR BEFORE  
JUNE 30 IF PAID ON OR AFTER

DISCOUNT 2%  
Penalty 10%  
5%  
To Courthouse On:  
JANUARY 01, 1998

ACT NO 05320  
04D, 06--109-00, 000  
1065-1066-1067-1068 FREAS AVE  
.66 acres LAND 11,520  
BUILDINGS 86,560  
TOTAL ASSESSED 98,080

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

SCHOOL REAL ESTATE

BERWICK BOROUGH

HAVE CHECKS PAYABLE TO:

CONNIE C. GINGHER  
REAR 120 3RD STREET  
BERWICK PA 18603

HOURS M,T,Th,Fr 9-5, Wed 9-12  
DURING REBATE M,T,Th,Fr 9-4,  
Wed 9-12 AFTER REBATE.  
PHONE 717-762-7442

FOR BERWICK AREA SCHOOL DISTRICT  
DATE 07/01/97  
BILL NO 372

DESCRIPTION	ASSESSMENT	MILLS	USE ADJUST	PAID	PAID	NO. PARCELS
REAL ESTATE	98080.023.600	2258.78	2304.88	2535.37		

THE DISCOUNT & THE PENALTY  
HAVE BEEN COMPUTED  
FOR YOUR CONVENIENCE

AUG 31 IF PAID ON OR BEFORE  
OCT 31 IF PAID ON OR AFTER

BLOOM, DARLENE

P O BOX 257  
BERWICK PA 18603

SCHOOL PENALTY AT 10%

ACT NO 04-05320  
04D, 06--109-00, 000  
1065-1066-1067-1068 86560  
.66 ACRES 11520

THIS TAX RETURNED  
TO COURT HOUSE:  
JANUARY 1, 1998.

STATE OF PENNSYLVANIA }  
COUNTY OF COLUMBIA } SS:

Paula J. 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 . . . June 26, July 3, 10 . . . , 19 . . . 97 . . . 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.

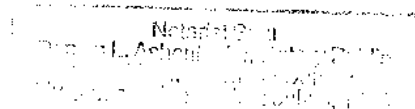
..... Paula J. Barry .....

Sworn and subscribed to before me this. 10<sup>th</sup> day of July . . . 19 . . . 97 . . .

.....  
.....

(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.

.....

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

COMMONWEALTH BANK, A Division : IN THE COURT OF COMMON  
of Meridian Bank, formerly : PLEAS OF COLUMBIA  
known as COMMONWEALTH BANK : COUNTY, PENNSYLVANIA  
AND TRUST COMPANY, N.A., :  
Plaintiff :

vs.

DARENE BLOOM,

Defendant

: Exe. No. 35 Term 1997  
: Orig. No. 97-JU-151  
:

: PRAECIPE FOR WRIT OF EXECUTION  
: MORTGAGE FORECLOSURE

**AFFIDAVIT AS TO NAMES AND ADDRESSES**

State of Pennsylvania :

County of Lycoming :

William P. Carlucci, hereby certifies and says that to the best of his knowledge, information and belief, the true and correct name and address of the Defendant in the above captioned action is Darene Bloom, 625 Front Street, Catasauqua, Pennsylvania 18032.

ELION, WAYNE, GRIECO, CARLUCCI,  
SHIPMAN & IRWIN, P.C.

BY:

William P. Carlucci, Esquire  
Attorney for Plaintiff  
I.D. #30477

Dated 5-20-97

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

COMMONWEALTH BANK, A Division  
of Meridian Bank, formerly  
known as COMMONWEALTH BANK  
AND TRUST COMPANY, N.A.,  
Plaintiff

vs.

DARENE BLOOM,

Defendant

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

: Exe. No. 35 Term 1997  
: Orig. No. 97-JU-151  
:

: PRAECIPE FOR WRIT OF EXECUTION  
: MORTGAGE FORECLOSURE


## **AFFIDAVIT AS TO NON-MILITARY SERVICE AND NAMES AND ADDRESSES**

State of Pennsylvania :  
County of Lycoming :

William P. Carlucci, being duly sworn according to law, deposes and says that he is the Attorney for Commonwealth Bank, a Division of Meridian, the Plaintiff, with regard to the filing of a Writ of Execution No. 35 Term 1997, and that to the best of his knowledge, information and belief, the true and correct name of the Defendant in the aforesaid action are Darene Bloom, and that upon investigation by the Plaintiff, the last known address of the Defendant is 625 Front Street, Catasauqua, PA 18032.

AND FURTHER, William P. Carlucci, Attorney for Commonwealth Bank, a Division of Meridian, deposes and says that to the best of his knowledge, information and belief,

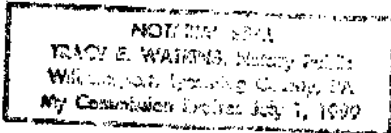
the Defendant, **Darene Bloom**, is not presently in the military service of the United States, nor was she at any time since the filing of the Writ of Execution in said military service and that therefore, the provisions of the Soldier's and Sailor's Civil Relief Act of 1940, 50 U.S.C.A. App. §520, is inapplicable.



William P. Carlucci, Esquire

Sworn and subscribed before  
me this 19th day of May, 1997,

  
Notary Public



colltwpct45396taff.com

**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

COMMONWEALTH BANK, A Division : IN THE COURT OF COMMON  
of Meridian Bank, formerly : PLEAS OF COLUMBIA  
known as COMMONWEALTH BANK : COUNTY, PENNSYLVANIA  
AND TRUST COMPANY, N.A., :  
Plaintiff :

vs.

DARENE BLOOM,

Defendant

: Exe. No. 35 Term 1997  
: Orig. No. 97-JU-151  
:

: PRAECIPE FOR WRIT OF EXECUTION  
: MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129 (B)**

WILLIAM P. CARLUCCI, ESQUIRE, of Elion, Wayne, Grieco, Carlucci, Shipman & Irwin, P.C., attorneys for 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 Borough of Berwick, Columbia County, Pennsylvania, as more fully described on Exhibit "A" attached hereto:

1. Name and address of Owners or Reputed Owners:

Darene Bloom  
625 Front Street  
Catasaqua, PA 18032

2. Name and address of Defendants in the judgment:

Darene Bloom  
625 Front Street  
Catasaqua, PA 18032

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

CoreStates Bank, N.A.  
33 West Third Street  
Williamsport, Pennsylvania 17701

Commonwealth of Pennsylvania  
Department of Revenue  
c/o Mary Catherine Frye, Esquire  
Federal Building  
Third & Walnut Streets, Suite 1162  
Harrisburg, Pennsylvania 17108

United States of America  
Internal Revenue Service  
Office of Chief Counsel  
c/o Christos Katsauonis, Esquire  
Department 281061  
Harrisburg, Pennsylvania 17108

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

CoreStates Bank, N.A.  
33 West Third Street  
Williamsport, Pennsylvania 17701

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

Columbia County Tax Claim Bureau  
Columbia County Court House  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

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

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

Tenant of Chatterbox Bar  
1524 Freas Avenue  
Berwick, Pennsylvania 18603

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

ELION, WAYNE, GRIECO, CARLUCCI,  
SHIPMAN & IRWIN, P.C.

By: 

William P. Carlucci  
I.D. #30477  
Attorney for Plaintiff  
125 East Third Street  
Williamsport, PA 17701  
(717) 326-2443

Date: 5/20/97

ALL THAT certain piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeast corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwesterly corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning. BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick, and

BEING a portion of the same premises conveyed to Peter J. Furek and Mildred Furek, his wife, by deed of August DeFrank and Carla DeFrank, his wife, dated October 26, 1962 and recorded in Columbia County in Deed Book 216 at Page 139.

Peter J. Furek having died, sole ownership of the above described premises vested in his widow, Mildred Furek, the grantor herein, under the Doctrine of Survivorship.

## EXHIBIT "A"

For identification purposes only, these properties are known on the records of the Columbia County Tax Assessment Bureau as Tax Parcel No. 04D, 06-109-00 (04.4-6-109).

Seized taken in execution and to be sold as the property of Darene Bloom, by virtue of a judgment entered by CoreStates Bank, N.A., to Columbia County Docket Number 97-JU-151.

On which is erected a single story brick constructed structure measuring 36' x 64' or 2,304 square feet with restrooms, kitchen, dining room, bar, parking lot located in the Borough of Berwick, County of Columbia known as Tax Parcel No. 04D, 06--109-00. Such building is sitting on a 180' x 160' or 28,800 square feet lot identified as Lot 110-A.

Being the same premises granted and conveyed unto Darene Bloom by virtue of Deed of Mildred Fuek said Deed dated December 29, 1989 and recorded in Columbia County Deed Book 433 at Page 934.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

FD-503  
(717) 369-5622

24 HOUR TELEPHONE  
(717) 701-6100

DATE: June 17, 1997

RE: Sheriff's Sale Advertising Dates

Commonwealth Bank

vs. Darene Bloom

No. 35 of 1997 ED

No. 151 of 1997 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week June 26, 1997 SALE:: JULY 17, 1997 1030 AM

2nd week July 3, 1997

3rd week July 10, 1997

Feel free to contact me if you have any questions.

Respectfully

A handwritten signature in dark ink, appearing to read "Harry A. Roadarmel, Jr.".  
Harry A. Roadarmel, Jr.  
Sheriff

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COMMONWEALTH BANK, A Division	:	IN THE COURT OF COMMON
of Meridian Bank, formerly	:	PLEAS OF COLUMBIA
known as COMMONWEALTH BANK	:	COUNTY, PENNSYLVANIA
AND TRUST COMPANY, N.A.,	:	
Plaintiff	:	
	:	Exe. No. <u>35</u> Term 1997
vs.	:	Orig. No. 97-JU-151
	:	
DARENE BLOOM,	:	
	:	PRAECIPE FOR WRIT OF EXECUTION
Defendant	:	MORTGAGE FORECLOSURE

**NOTICE PURSUANT TO P.R.C.P. 3129 (b)(2)**


**TO: Darene Bloom, Defendant in the above-captioned case and owner or reputed owners of the real estate hereinafter described:**

**See Exhibit "A" attached**

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County upon the above-stated judgment, and directed to the Sheriff of Columbia County, the Sheriff of Lycoming County will expose to public sale at the Columbia County Court House, Bloomsburg, Pennsylvania, on July 17, 1997, at 10:30 A.M., the real estate and improvements erected thereon, described in Exhibit "A", attached hereto and made a part of this Notice.

You are further notified that a schedule of proposed distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania, on the 30<sup>th</sup> day of July 1997, and that distribution of said proceeds will be made in accordance with said Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter.

**ELION, WAYNE, GRIECO, CARLUCCI,  
SHIPMAN & IRWIN, P.C.**

By:   
William P. Carlucci, Esquire  
I.D. #30477  
Attorneys for Plaintiff  
125 East Third Street  
Williamsport, PA 17701  
Telephone: (717) 326-2443

ALL THAT certain piece or parcel of land, situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of Freas Avenue at the northwesterly corner of Lot No. 1064; thence in a westerly direction along the southerly side of Freas Avenue 180 feet to the northeast corner of Lot No. 1069; thence in a southerly direction along the easterly line of Lot No. 1069 a distance of 160 feet to the northerly line of a 15 foot alley; thence in an easterly direction along the northerly line of said alley 180 feet to the southwesterly corner of Lot No. 1064 aforesaid; thence in a northerly direction along the westerly line of Lot No. 1064 a distance of 160 feet to the southerly line of Freas Avenue aforesaid, the place of beginning. BEING Lots No. 1065, 1066, 1067 and 1068 of the Berwick Land and Improvement Company's Addition to West Berwick, now Berwick, and

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Being the same premises granted and conveyed unto Darene Bloom by virtue of Deed of Mildred Fuek said Deed dated December 29, 1989 and recorded in Columbia County Deed Book 433 at Page 934.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
HARRISBURG, PA 17115

PHONE  
(717) 784-6300  
389-5622

TELEFAX  
(717) 784-6300

Date: June 11, 1997

To: UNITED STATES OF AMERICA  
INTERNAL REVENUE SERVICE  
OFFICE OF CHIEF COUNSEL  
DEPT. 281061  
HARRISBURG, PA 17108

SPEC. ATTN: ATTY. katsuonis


Re: Coom. Bank (Corestates) vs. Darene Bloom  
No: 35 of 1997 ED No: 151 of 1997 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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COMMONWEALTH BANK, A Division	:	IN THE COURT OF COMMON
of Meridian Bank, formerly	:	PLEAS OF COLUMBIA
known as COMMONWEALTH BANK	:	COUNTY, PENNSYLVANIA
AND TRUST COMPANY, N.A.,	:	
Plaintiff	:	
	:	Exe. No. <u>35</u> Term 1997
vs.	:	Orig. No. 97-JU-151
	:	
DARENE BLOOM,	:	
	:	PRAECIPE FOR WRIT OF EXECUTION
Defendant	:	MORTGAGE FORECLOSURE

**NOTICE PURSUANT TO P.R.C.P. 3129 (b)(2)**

**TO: Darene Bloom, Defendant in the above-captioned case and owner or reputed owners of the real estate hereinafter described:**

See Exhibit "A" attached

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County upon the above-stated judgment, and directed to the Sheriff of Columbia County, the Sheriff of Lycoming County will expose to public sale at the Columbia County Court House, Bloomsburg, Pennsylvania, on July 17, 1997, at 10:30 a.m., the real estate and improvements erected thereon, described in Exhibit "A", attached hereto and made a part of this Notice.

You are further notified that a schedule of proposed distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania, on the 30th day of July 1997, and that distribution of said proceeds will be made in accordance with said Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter.

ELION, WAYNE, GRIECO, CARLUCCI,  
SHIPMAN & IRWIN, P.C.

By: William P. Carlucci  
William P. Carlucci, Esquire

I.D. #30477

Attorneys for Plaintiff

125 East Third Street

Williamsport, PA 17701

Telephone: (717) 326-2443



**PRIORITY CLAIM  
FOR  
SHERIFFS SALE**  
Please Print or Type

EXECUTION NUMBER  
No. 3: m 1997

DATE OF SALE  
07-17-97

AMOUNT \$2672.42

MR HARRY A ROADARMEL JR  
SHERIFF OF COLUMBIA COUNTY  
BOX 380  
BLOOMSBURG PA 17815

CORPORATION TAX FILE (BOX) NUMBER

EMPLOYER EIN

SALES TAX LICENSE NUMBER

SOCIAL SECURITY NUMBER

206-46-0915

**DEFENDANT**

Darene Bloom

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

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

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

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

- ☐ Corporation Taxes, 72 P.S. §1401

**STATEMENT OF ACCOUNT**

TYPE OF TAX	SETTLEMENT OR LIEN DATE	LIEN NUMBER OR FILING PERIOD	AMOUNT OR BALANCE
Annual	02-21-97	R50835	\$244.07
	02-21-97	S44090	\$348.35
	09-01-95	S39088	\$1757.40
	10-12-94	94-JV-1358	\$322.60

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

WITNESS my hand and the seal of the Department of

Revenue this 17th day of June 1997

DIRECTOR, BUREAU OF COMPLIANCE

*Dorothy A. Sutton, acting*

SECRETARY OF REVENUE

Robert A. Judge, Sr.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COMMONWEALTH BANK, A Division	:	IN THE COURT OF COMMON
of Meridian Bank, formerly	:	PLEAS OF COLUMBIA
known as COMMONWEALTH BANK	:	COUNTY, PENNSYLVANIA
AND TRUST COMPANY, N.A.,	:	
Plaintiff	:	
	:	Exe. No. <u>35</u> Term 1997
vs.	:	Orig. No. 97-JU-151
	:	
DARENE BLOOM,	:	
	:	PRAECIPE FOR WRIT OF EXECUTION
Defendant	:	MORTGAGE FORECLOSURE

**NOTICE PURSUANT TO P.R.C.P. 3129 (b)(2)**

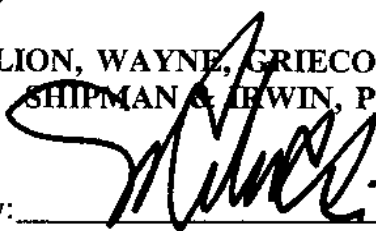
**TO: Darene Bloom, Defendant in the above-captioned case and owner or reputed owners of the real estate hereinafter described:**

**See Exhibit "A" attached**

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County upon the above-stated judgment, and directed to the Sheriff of Columbia County, the Sheriff of Columbia County will expose to public sale at the Columbia County Court House, Bloomsburg, Pennsylvania, on **JULY 17, 1997 at 10:30 a.m.**, the real estate and improvements erected thereon, described in Exhibit "A", attached hereto and made a part of this Notice.

You are further notified that a schedule of proposed distribution of the proceeds of the above sale will be filed by the Sheriff of Columbia County, Pennsylvania, on the **18th day of AUGUST, 1997**, and that distribution of said proceeds will be made in accordance with said Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter.

ELION, WAYNE, GRIECO, CARLUCCI,  
SHIPMAN & IRWIN, P.C.

By:   
William P. Carlucci, Esquire  
I.D. #30477  
Attorneys for Plaintiff  
125 East Third Street  
Williamsport, PA 17701  
Telephone: (717) 326-2443

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SALE/REAL ESTATE OUTLINE

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

RECEIVE AND TIME STAMP WRIT May 12-97

DOCKET AND INDEX June 10-97

SET FILE FOLDER UP ✓

CHECK FOR PROPER INFO

WRIT OF EXECUTION 4 ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 5

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR \$100.00 900

\* 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 July 17-97 1030

POST ALL DATES ON CALANDER June 26, July 3, July 10

- \* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- \* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES
- \* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE June 17-97

SET DISTRIBUTION DATE

- \* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)
- \* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS

TYPE PROPER INFO ON DESCRIPTION (refer to previous sales)

### SERVICE

TYPE CARDS FOR DEFENDANTS

PUT PAPERS TOGETHER FOR DEFENDANTS

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

PUT TOGETHER PAPERS FOR LIEN HOLDERS

- \* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT

- \* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

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

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_

★ THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS \_\_\_\_\_

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. \_\_\_\_\_

SEND NOTICES TO LOCAL TAX COLLECTORS \_\_\_\_\_

NOTICES TO WATER AND SEWER AUTH. \_\_\_\_\_

SEND NOTICES TO FEDERAL AND STATE TAX AUTH \_\_\_\_\_

IF BUSINESS SEND COPY TO SBA AUTH. \_\_\_\_\_

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE \_\_\_\_\_

TAX CLAIM OFFICE \_\_\_\_\_

TAX ASSESSMENT OFFICE \_\_\_\_\_

PROTH OFFICE(post on board) \_\_\_\_\_

POST IN FRONT LOBBY \_\_\_\_\_

POST IN SHERIFF'S OFFICE \_\_\_\_\_

SEND COPY TO ATTY \_\_\_\_\_

POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_

SEND RETURN OF POSTING TO ATTY \_\_\_\_\_

DOCKET ALL COSTS \_\_\_\_\_

PREPARE COST SHEET 2 DAYS BEFORE SALE \_\_\_\_\_

\* BE SURE ALL COSTS ARE RECEIVED \_\_\_\_\_

PREPARE FINAL COSTS SHEET DAY OF SALE \_\_\_\_\_

HOLD SALE \_\_\_\_\_

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

PAY DISTRIBUTION ACCORDING TO DATE \_\_\_\_\_

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

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT \_\_\_\_\_

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_

WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_

FILE FOLDER \_\_\_\_\_

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 339-5622

TELEPHONE  
(717) 784-6100

DATE: \_\_\_\_\_

RE: Sheriff's Sale Advertising Dates

\_\_\_\_\_ vs. \_\_\_\_\_  
No. \_\_\_\_\_ of \_\_\_\_\_ PD No. \_\_\_\_\_ of \_\_\_\_\_ JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week \_\_\_\_\_  
2nd week \_\_\_\_\_  
3rd week \_\_\_\_\_

Feel free to contact me if you have any questions.

Respectfully

Harry A. Roadarmel, Jr.  
Sheriff

LAW OFFICES  
**ELION, WAYNE, GRIECO, CARLUCCI, SHIPMAN & IRWIN, P.C.**

125 EAST THIRD STREET  
WILLIAMSPORT, PENNSYLVANIA 17701

ROBERT B. ELION  
ROBERT B. WAYNE  
ANTHONY J. GRIECO, II  
WILLIAM P. CARLUCCI  
DAVID C. SHIPMAN  
DAVID K. IRWIN  
KRISTINE L. WALTZ

717-326-2443

TELECOPIER  
(717) 326-1585  
(717) 321-7140

May 22, 1997

Prothonotary's Office  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

**Re: CoreStates Bank, N.A. v. Bloom\Chatterbox Bar**

Dear Sir/Madam:

Enclosed for filing please find the original and three (3) copies of a Return of Service, Proof of Mailing, Affidavit of Mailing and Notice of Sale in the above-referenced matter. Please file the original and return the remaining time-stamped copies to my office in the envelope which I have enclosed.

Thank you for your assistance and courtesies.

Sincerely,

**ELION, WAYNE, GRIECO, CARLUCCI,  
SHIPMAN & IRWIN, P.C.**

  
William P. Carlucci

WPC/cel  
Enclosures  
coll\wpc\345396\cor.43

COPIES

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

COMMONWEALTH BANK, A Division  
of Meridian Bank, formerly  
known as COMMONWEALTH BANK  
AND TRUST COMPANY, N.A.,  
Plaintiff

vs.

DARENE BLOOM,  
Defendant

: IN THE COURT OF COMMON  
: PLEAS OF COLUMBIA  
: COUNTY, PENNSYLVANIA  
:  
: Exe. No. 35 Term 1997  
: Orig. No. 97-JU-151  
:  
: **PRAECIPE FOR WRIT OF EXECUTION**  
: **MORTGAGE FORECLOSURE**

**AFFIDAVIT AS TO NON-MILITARY SERVICE  
AND NAMES AND ADDRESSES**

State of Pennsylvania :  
County of Lycoming :

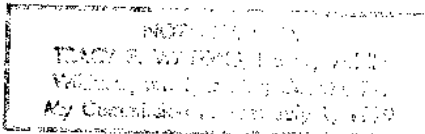
William P. Carlucci, being duly sworn according to law, deposes and says that he is the Attorney for Commonwealth Bank, a Division of Meridian, the Plaintiff, with regard to the filing of a Writ of Execution No. 35 Term 1997, and that to the best of his knowledge, information and belief, the true and correct name of the Defendant in the aforesaid action are **Darene Bloom**, and that upon investigation by the Plaintiff, the last known address of the Defendant is 625 Front Street, Catasauqua, PA 18032.

AND FURTHER, William P. Carlucci, Attorney for Commonwealth Bank, a Division of Meridian, deposes and says that to the best of his knowledge, information and belief,

the Defendant, **Darene Bloom**, is not presently in the military service of the United States, nor was she at any time since the filing of the Writ of Execution in said military service and that therefore, the provisions of the Soldier's and Sailor's Civil Relief Act of 1940, 50 U.S.C.A. App. §520, is inapplicable.

  
\_\_\_\_\_  
William P. Carlucci, Esquire

Sworn and subscribed before  
me this 19th day of May, 1997,

  
Notary Public

collwpc\45396\aff.non

William P. Carlucci, Esq.  
ELION, WAYNE, GRIECO,  
CARLUCCI, SHIPMAN & IRWIN, P.C.  
125 EAST THIRD STREET  
WILLIAMSPORT, PA 17701-8102

One piece of ordinary mail addressed to:

See Attached  
(5)

HIPMAN & IRWIN, P.C.

17701

TELECOPIER  
(717) 326-1585  
(717) 321-7140

PS Form 3817, Mar. 1989

U.S. G.P.O.: 1992-329-823/69237

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COMMONWEALTH BANK, A Division  
of Meridian Bank, formerly  
known as COMMONWEALTH BANK  
AND TRUST COMPANY, N.A.,  
Plaintiff

vs.

DARENE BLOOM,  
Defendant

: IN THE COURT OF COMMON  
: PLEAS OF COLUMBIA  
: COUNTY, PENNSYLVANIA  
:  
:  
: Exe. No. 35 Term 1997  
: Orig. No. 97-JU-151  
:  
:  
: PRAECIPE FOR WRIT OF EXECUTION  
: MORTGAGE FORECLOSURE

PROOF OF MAILING  
MAY 22, 1997

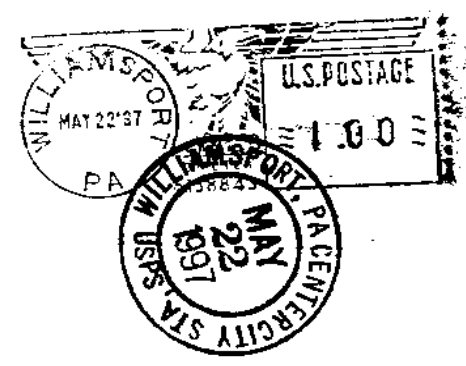
Darene Bloom  
625 Front Street  
Catasaqua, Pennsylvania 18032

Tenant of Chatterbox Bar  
1524 Freas Avenue  
Berwick, Pennsylvania 18603

Commonwealth of Pennsylvania  
Department of Revenue  
c/o Mary Catherine Frye, Esquire  
Federal Building, Suite 1162  
Third and Walnut Streets  
Harrisburg, Pennsylvania 17108

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

United States of America  
Internal Revenue Service  
Office of Chief Counsel  
c/o Chistos Katsauonis, Esquire  
Department 281061  
Harrisburg, Pennsylvania 17108



IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COMMONWEALTH BANK, A Division	:	IN THE COURT OF COMMON
of Meridian Bank, formerly	:	PLEAS OF COLUMBIA
known as COMMONWEALTH BANK	:	COUNTY, PENNSYLVANIA
AND TRUST COMPANY, N.A.,	:	
Plaintiff	:	
	:	Exe. No. <u>35</u> Term 1997
vs.	:	Orig. No. 97-JU-151
	:	
DARENE BLOOM,	:	
	:	PRAECIPE FOR WRIT OF EXECUTION
Defendant	:	MORTGAGE FORECLOSURE

**RETURN OF SERVICE**  
**PURSUANT TO RULE 3129.2(C)**

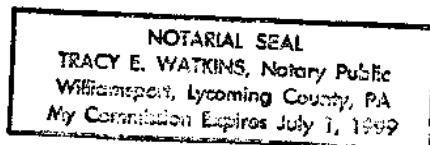
The undersigned, William P. Carlucci, being duly sworn according to law, deposes and says that a copy of the attached 3129.2 Notice was mailed to each party shown on the attached list, by regular mail, postage prepaid and addressed as shown on May 22, 1997.



William P. Carlucci, Esquire  
Attorney for CoreStates Bank, N.A.

SWORN TO AND SUBSCRIBED  
before me this 22 day  
of May, 1997.

  
Notary Public  
My Commission Expires:



**IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA**

COMMONWEALTH BANK, A Division	:	IN THE COURT OF COMMON
of Meridian Bank, formerly	:	PLEAS OF COLUMBIA
known as COMMONWEALTH BANK	:	COUNTY, PENNSYLVANIA
AND TRUST COMPANY, N.A.,	:	
Plaintiff	:	
	:	Exe. No. <u>35</u> Term 1997
vs.	:	Orig. No. 97-JU-151
	:	
DARENE BLOOM,	:	
	:	PRAECIPE FOR WRIT OF EXECUTION
Defendant	:	MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129 (B)**

WILLIAM P. CARLUCCI, ESQUIRE, of Elion, Wayne, Grieco, Carlucci, Shipman & Irwin, P.C., attorneys for 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 Borough of Berwick, Columbia County, Pennsylvania, as more fully described on Exhibit "A" attached hereto:

1. Name and address of Owners or Reputed Owners:

Darene Bloom  
625 Front Street  
Catasaqua, PA 18032

2. Name and address of Defendants in the judgment:

Darene Bloom  
625 Front Street  
Catasaqua, PA 18032

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

CoreStates Bank, N.A.  
33 West Third Street  
Williamsport, Pennsylvania 17701

Commonwealth of Pennsylvania  
Department of Revenue  
c/o Mary Catherine Frye, Esquire  
Federal Building  
Third & Walnut Streets, Suite 1162  
Harriburg, Pennsylvania 17108

United States of America  
Internal Revenue Service  
Office of Chief Counsel  
c/o Christos Katsauonis, Esquire  
Department 281061  
Harrisburg, Pennsylvania 17108

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

CoreStates Bank, N.A.  
33 West Third Street  
Williamsport, Pennsylvania 17701

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

Columbia County Tax Claim Bureau  
Columbia County Court House  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

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

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

Tenant of Chatterbox Bar  
1524 Freas Avenue  
Berwick, Pennsylvania 18603

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

**ELION, WAYNE, GRIECO, CARLUCCI,  
SHIPMAN & IRWIN, P.C.**

By: 

William P. Carlucci  
I.D. #30477  
Attorney for Plaintiff  
125 East Third Street  
Williamsport, PA 17701  
(717) 326-2443

Date: 5/20/97

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 244-5622  
389-5622

TELEFAX  
(717) 784-6000

Date: June 11, 1997

To: Tenant - Matter -

Re: Coom. Bank (Corestates) vs. Darene Bloom

No: 35 of 1997 ED

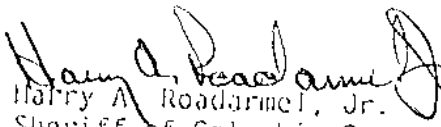
No: 151 of 1997 JD

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) 784-6000  
389-5622

TELETYPE PHONE  
(717) 784-6000

Date: June 11, 1997

To: Cornie Gougher  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

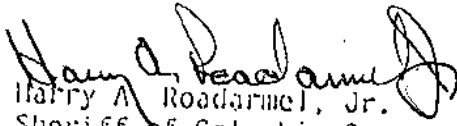
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SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17015

PHONE  
(717) 294-6300  
389-5622

TELEFAX PHONE  
(717) 294-6300

Date: June 11, 1997

To: Bernick Sewer Auth  
Chris Klinger

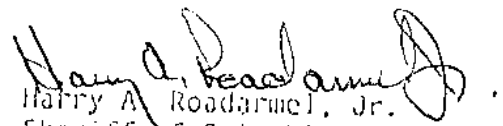
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HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 284-6300  
389-5622

24 HOUR PHONE  
(717) 284-6300

Date: June 11, 1997

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

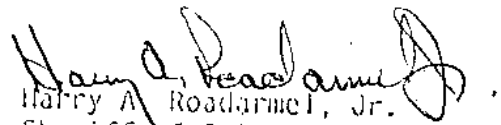
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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 204-6300  
389-5622

TELEFAX PHONE  
(717) 704-6300

Date: June 11, 1997

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

Re: Coom. Bank (Corestates) vs. Darene Bloom

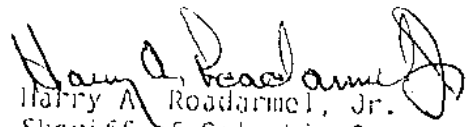
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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

TELEGRAM PHONE  
(717) 389-6300

Date: June 11, 1997

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

Re: Coom. Bank (Corestates) vs. Darene Bloom

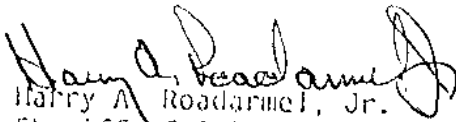
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Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17015

PHONE  
(717) 294-6300  
389-5622

24 HOUR PHONE  
(717) 294-6300

Date: June 11, 1997

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

Re: Coom. Bank (Corestates) vs. Darene Bloom

No: 35 of 1997 ED

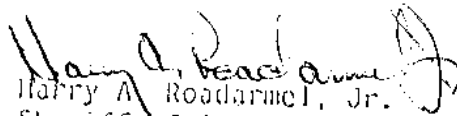
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