

SHERIFF'S SALE Distribution Sheet

Mellon Bank, N.A. vs. Angelo D. DiPasquale
 NO. 100-1998 JD DATE OF SALE: Jan. 28, 1999 at 1030 hours
 NO. 1562 of 1994 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) Jan. 28, 1999 and (time) 1030 hours, 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 Joseph M. Jr., and Connie K. Nespoli, for the price or sum of Forty-four thousand, eight hundred twenty-one and 25/100 Dollars. 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	\$	<u>42,050.17</u>	
Poundage		<u>841.00</u>	
Transfer Taxes		<u>1,930.08</u>	
Total Needed to Purchase	\$		<u>44,821.25</u>
Amount Paid Down			<u>4,205.00</u>
Balance Needed to Purchase			<u>40,616.25</u>

EXPENSES:

Columbia County Sheriff - Costs.....	\$	<u>383.00</u>	
Poundage		<u>841.00</u>	
Newspaper			<u>1,224.00</u>
Printing			<u>364.34</u>
Solicitor			<u>75.00</u>
Columbia County Prothonotary			<u>10.00</u>
Columbia County Recorder of Deeds -			<u>20.50</u>
Deed copy work			<u>1,930.08</u>
Realty transfer taxes			
State stamps			
Tax Collector (Briar Creek Twp., Joan M. Rothery)			<u>-0-</u>
Columbia County Tax Assessment Office.....			<u>1,093.33</u>
State Treasurer Deputy Sheriff's Training & Education Account			<u>96.00</u>
Other: _____			
TOTAL EXPENSES:	\$		<u>4,821.25</u>

Total Needed to Purchase	\$	<u>44,821.25</u>	
Less Expenses		<u>4,821.25</u>	
Net to First Lien Holder		<u>40,000.00</u>	
Plus Deposit		<u>900.00</u>	
Total to First Lien Holder	\$		<u>40,900.00</u>

Sheriff's Office, Bloomsburg, Pa. }
 _____ }

So answers

Nancy A. Scadamell Sheriff

SHERIFF'S SALE Distribution Sheet

Melloni Bank vs. J. P. ...

NO. 100-98 JD DATE OF SALE: 1-28-99
 NO. 1562-94 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) Jan 28, 1999 and (time) _____, 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 Joseph M. Jo Ann Conner K. Neff, all for the price or sum of Forty Four Thousand Eight Hundred Twenty One and 25/100 Dollars. Joseph M. Jo Ann Conner K. Neff, all 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	\$	<u>44,821.25</u>	
Poundage		<u>841.-</u>	
Transfer Taxes		<u>1,930.08</u>	
Total Needed to Purchase			\$ <u>44,821.25</u>
Amount Paid Down			<u>4,205.-</u>
Balance Needed to Purchase			<u>40,616.25</u>

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>383.-</u>	
Poundage		<u>841.-</u>	\$ <u>1224.-</u>
Newspaper			<u>364.34</u>
Printing			
Solicitor			<u>75.-</u>
Columbia County Prothonotary			<u>16.-</u>
Columbia County Recorder of Deeds -			<u>28.50</u>
Deed copy work			<u>1930.08</u>
Realty transfer taxes			
State stamps			
Tax Collector ()			<u>-0-</u>
Columbia County Tax Assessment Office			<u>1993.33</u>
State Treasurer			
Other: <u>POSTER FUND</u>			<u>46.-</u>

TOTAL EXPENSES: \$ _____

Total Needed to Purchase	\$	
Less Expenses		
Net to First Lien Holder		
Plus Deposit		
Total to First Lien Holder	\$	

Sheriff's Office, Bloomsburg, Pa. } So answers _____ Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 369-5622

24 HOUR PHONE
(717) 203-6100

DATE: DEC 16, 1998

RE: Sheriff's Sale Advertising Dates

Mellon Bank, N.A.

vs.

Angelo D. DiPasquale

No. 100 of 1998 RD

No. 1562 of 1994 JD

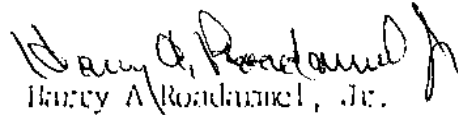
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week	Jan. 7, 1999	DATE OF SALE	JAN 28, 1999 at 1030 hrs.
2nd week	Jan. 14, 1999		
3rd week	Jan. 21, 1999		

Feel free to contact me if you have any questions.

Respectfully


Harry A. Roadarmel, Jr.
Sheriff

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 day 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 January 7, 14, 21, 1999 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 is 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.

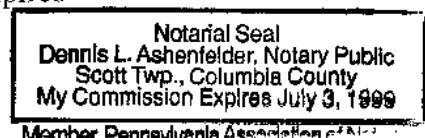
.....
[Handwritten Signature]
.....

Sworn and subscribed to before me this 22nd day of May 1999.

.....
[Handwritten Signature]
.....

(Notary Public)

My commission expires



And now,....., 19....., I hereby certify that the advertising and publication charges amounting to \$.....for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 300
BLOOMSBURG, PA 17815

24 HOUR PHONE
(717) 204-6300

PHONE
~~XXXXXXXX~~

570-389-5622

DEC 30, 1998

Hourigan, Kluger & Quim
Suite Seven Hundred
Mellon Bank Center
Wilkes-Barre, PA 18701-1867

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

Mellon Bank, N.A.
vs.
Angelo DiPasquale

WRIT OF EXECUTION 100 of 1998
(MORTGAGE FORECLOSURE) Civil Writ 1562 of 1994

POSTING OF PROPERTY

On Dec. 15, 1998 at 1225

POSTED A COPY OF THE SHERIFF'S SALE BILL

ON THE PROPERTY OF Angelo DiPasquale (occupied by J.D. Kile) PA 93, Briar Creek Twp.,
R.R.2, Berwick, Pa.

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY ~~XXXXXXXX~~

SHERIFF Harry A. Roadarmel Jr., also two places in Columbia Co. Court House.

SO ANSWERS:

~~XXXXXXXXXXXX~~
DEPUTY SHERIFF

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

Sworn and subscribed before me
this 30th day of
December 19 98

Sarah J. Hower

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER
RICHARD M. GOLDBERG
JOSEPH A. LACH
RONALD V. SANTORA
TERRENCE J. HERRON
MELISSA A. SCARTELLI
DANIEL J. DISTASIO
JAMES T. SHOEMAKER
DONALD C. LIGORIO
KATHLEEN QUINN DePILLIS *
MICHELLE M. QUINN
JENNIFER L. ROGERS LITZTI**

JOSEPH A. QUINN, JR.
ARTHUR L. PICCONE
RICHARD S. BISHOP
EUGENE D. SPERAZZA
NEIL E. WENNER
JOSEPH E. KLUGER
FRED T. HOWE
ALEXIA KITA BLAKE**
JOHN R. HILL
MICHAEL J. KOWALSKI
PATRICK T. O'CONNELL**

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

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

E-MAIL: hkq@epix.net

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

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

* ALSO MEMBER MA BAR
** ALSO MEMBER NJ BAR

ANDREW HOURIGAN, JR.
1948-1978

Ext. 1139
December 18, 1998

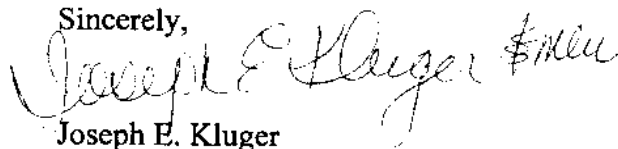
COLUMBIA COUNTY PROTHONOTARY
PO BOX 380
BLOOMSBURG PA 17815

RE: Mellon Bank, N.A. /DiPasquale
Our File No.: 5001-3421

Dear Sir/Madam:

Enclosed please find an original and copy of an Affidavit of Service which I am filing with your office relative to the above-referenced matter. Please include the original with the Writs of Execution documentation which I previously filed and return a time stamped copy to me in the self addressed stamped envelope I enclose for your convenience. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Joseph E. Kluger

JEK/mbw

cc: Columbia County Sheriff
Judi Gimigliano, Asst. Banking Officer

TAX NOTICE SCHOOL REAL ESTATE
 BRIARCREEK TOWNSHIP
 MAKE CHECKS PAYABLE TO:

JOAN M. ROTHERY
 RR 4 BOX 4502
 BERWICK PA 18603

HOURS TUES & THURS 6PM TO 9PM
 WED 1PM TO 4PM & 6PM TO 9PM
 NOV 6 DEC WED HOURS ONLY.
 PHONE 717-759-2118

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

DIPASQUALE, ANGELO O & NELLIE
 419 MONROE STREET
 BERWICK PA 18603

FOR DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT FACE	DATE DUE	INCL PENALTY
REAL ESTATE	37697.025	5.500	942.04	961.27	07/31/98	396
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.						
PAY THIS AMOUNT		SEPT 29		961.27	NOV 28	1057.40
		IF PAID ON OR BEFORE		IF PAID ON OR BEFORE		IF PAID AFTER

PROPERTY DESCRIPTION
 SCHOOL PENALTY AT 10%
 ACCT NO. 07-10941
 PARCEL 07 01--057-00,000 35697
 BUILDING .37 ACRES 2000

THIS TAX RETURNED TO COURT HOUSE: JANUARY 1, 1999.

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

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

REC'D BY: 123102
 15.00
 79.31 JAN
 79.31 Feb

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

DEC 16, 1998

Hourigan, Kluger & Quinn
Suite Seven Hundred
Mellon Bank Center
Wilkes-Barre, PA 18701-1867

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

NO. 1562 of 1994

Mellon Bank, N.A.
VS
Angelo DiPasquale

WRIT OF EXECUTION 100 of 1998

SERVICE ON Angelo DiPasquale (Sister-Anna Stalega)

ON DEC 15, 1998 AT 1310 hrs., A TRUE AND ATTESTED COPY OF
THE WITHIN WRIT OF EXECUTION AND A TRUE COPY OF THE NOTICE OF EXECUTION WAS
SERVED ON THE DEFENDANT, Angelo DiPasquale (Sister--Anna Stalega)
AT 419 Monroe St., Berwick, Penna. CHIEF
BY DEPUTY SHERIFF Timothy T.

CHAMBERLAIN SERVICE WAS MADE BY HANDING SAID WRIT OF EXECUTION AND
NOTICE OF EXECUTION TO Anna Stalega--sister of defendant
DEC 11, 1998, J.D.Kile, tenant, served at Columbia Co. Sheriff's office
NO ANSWERS:

T. Chamberlain
CHIEF DEPUTY SHERIFF Timothy T. Chamberlain
FOR: Harry A. Roadarmel, Jr.
HARRY A. ROADARMEL, JR. SHERIFF

Sworn and subscribed before me
this 16th day of
December 1998

Sarah J. Hower
Sarah J. Hower

NOTARIAL SEAL
SARAH HOWER, Notary Public
Bloomsburg, Columbia County PA
My Commission Expires June 21, 1999

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S OFFICE - 1000 STATE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 704-6300

RECEIVE AND TIME STAMP WRIT Nov 20-78

DOCKET AND INDEX Dec 7-78

SET FILE FOLDER UP Dec 11-78

CHECK FOR PROPER INFO

WRIT OF EXECUTION 4

COPY OF DESCRIPTION 9

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE 4

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR ~~1000.00~~ ^{1000.00} CK 66874408 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 Sale Jan 28-99 1030
Dec 23-78

POST ALL DATES ON CALANDER Adv. Jan. 7-19-21-1999

* 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

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

HARRY A. ROADARMEL, JR.



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

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

PHONE
(717) 389-5622

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 _____

1. U.S. Addressee's Address
 2. Restricted Delivery
 Consult postmaster for fee.

4a. Article Number
 2052311757

4b. Service Type
 Registered
 Certified
 Express Mail
 Insured
 Return Receipt for Merchandise
 COD

7. Date of Delivery

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

102595-97-B-0179 Domestic Return Receipt

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

5. Received By: (Print Name)
 DAMON L. PIERCE

6. Signature: (Agent or Agent)
 X D. D. [Signature]

PS Form 3811, December 1994

is your RETURN ADDRESS completed on the reverse?

Thank you for using Return Receipt Service.

3. Article Addressed to:
 Mellon Bank N.A.
 8 West Market Street
 Wilkes-Barre, PA 18701

4a. Article Number
 Z 052 311 759

4b. Service Type
 Certified
 Registered
 Express Mail
 Insured
 COD

7. Date of Delivery
 12/9/98

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

9. Signature: (Address or Agent)
 X [Signature]

5. Received By: (Print Name)

6. Signature: (Address or Agent)

PS Form 3811, December 1994

Thank you for using Return Receipt Service.

3. Article Addressed to:
 Commonwealth of Pennsylvania
 Department of Revenue
 Bureau of Compliance
 Clearance Support Section Dept. 280946
 Harrisburg, PA 17128-0946

4a. Article Number
 2052311755

4b. Service Type
 Certified
 Registered
 Express Mail
 Insured
 COD

7. Date of Delivery
 DEC 09 1998

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

9. Signature: (Address or Agent)
 X [Signature]

5. Received By: (Print Name)

6. Signature: (Address or Agent)

PS Form 3811, December 1994

Thank you for using Return Receipt Service.

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

4a. Article Number
 Z 052 311 756

4b. Service Type
 Certified
 Registered
 Express Mail
 Insured
 COD

7. Date of Delivery
 DEC 09 1998

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

9. Signature: (Address or Agent)
 X [Signature]

5. Received By: (Print Name)

6. Signature: (Address or Agent)

PS Form 3811, December 1994

1. U.S. Addressee's Address

2. Restricted Delivery

4a. Article Number

4b. Service Type

5. Received By: (Print Name)

6. Signature: (Agent or Agent)

102595-97-B-0179 Domestic Return Receipt

SENDERS: Complete items 1 and/or 2 for additional services. Complete items 3, 4a, and 4b 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.

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: Joseph E. Kluger, Esq.

ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 56346

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.

ANGELO DIPASQUALE

Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY

:
: CIVIL ACTION - LAW

:
: IN MORTGAGE FORECLOSURE

:
: No. 1562-CV of 1994

100-ED-1998

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:

Angelo Dipasquale
419 Monroe Street
Berwick, PA 18603

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

Angelo Dipasquale
419 Monroe Street
Berwick, PA 18603

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

Mellon Bank, N.A.
Mellon Bank Building
8 West Market Street
Wilkes-Barre PA 18701

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

Mellon Bank, N.A. (formerly United Penn Bank)
Mellon Bank Building
8 West Market Street
Wilkes-Barre PA 18701

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:

J.D. Kyle
Box 2251, Route 931
Berwick, PA 18603

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

J.D. Kyle
Box 2251 Route 931
Berwick, PA 18603

Briar Creek Tax Collector
RD #4, Box 4502
Berwick, PA 18603

Joseph M. and Catherine Nespoli
RD #2
Berwick, PA 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. Section 4904 relating to unsworn falsification to authorities.

HOURIGAN, KLUGER & QUINN, P.C.

Date: 9/30/98

BY: 
JOSEPH E. KLUGER, ESQUIRE

HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: Joseph E. Kluger, Esquire

ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 56346

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

ANGELO D. DIPASQUALE,

Defendant.

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY

:
: CIVIL ACTION -LAW
: IN MORTGAGE FORECLOSURE
: and
: IN PERSONAM

:
: NO. 1562-CV of 1994

AFFIDAVIT OF SERVICE

I, Joseph E. Kluger, Esquire, being duly sworn according to law, depose and state as follows:

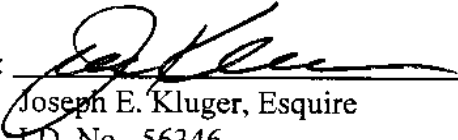
1. That I am the attorney for the plaintiff in the above-captioned matter.
2. That on December 18, 1998 a notice of sheriff's sale was sent to the following lienholders of record in the above-captioned matter:

A true and correct copy of the certificates of mailing is attached hereto and made a part hereof and marked Exhibit "A."

Respectfully submitted,

HOURIGAN, KLUGER & QUINN, P.C.

By: _____


Joseph E. Kluger, Esquire

I.D. No. 56346

Counsel for the plaintiff, Mellon Bank, N.A.
(formerly, United Penn Bank)

Sworn to and subscribed
before me this 23 day
of December, 1998.



Notary Public

STATE OF PENNSYLVANIA
DONALD A. HRUSUCK, Notary Public
Allegheny County
My Commission Expires OCT. 7, 2001

U.S. POSTAL SERVICE CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

RECEIVED FROM:

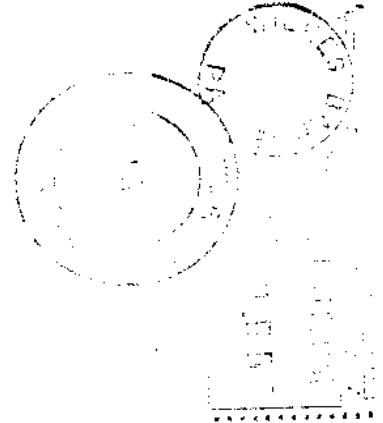
JOSEPH E. KLUGER, ESQUIRE
SUITE 700, MELLON BANK CENTER
8 W. MARKET STREET
WILKES-BARRE PA 18701-1867

One Piece of ordinary mail addressed to:

J. D. KYLE
BOX 2251 ROUTE 931
BERWICK PA 18603

PS Form 3817, Mar. 1989

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

RECEIVED FROM:

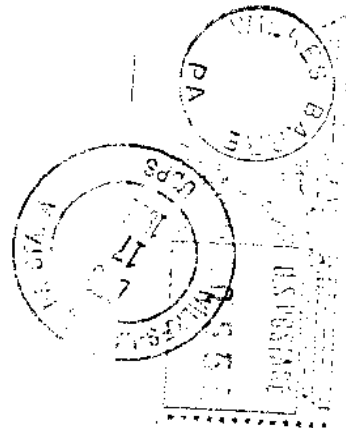
JOSEPH E. KLUGER, ESQUIRE
SUITE 700, MELLON BANK CENTER
8 W. MARKET STREET
WILKES-BARRE PA 18701-1867

One Piece of ordinary mail addressed to:

BRIAR CREEK TAX COLLECTOR
RD #4, BOX 4502
BERWICK, PA 18603

PS Form 3817, Mar. 1989

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



U.S. POSTAL SERVICE CERTIFICATE OF MAILING

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER

RECEIVED FROM:

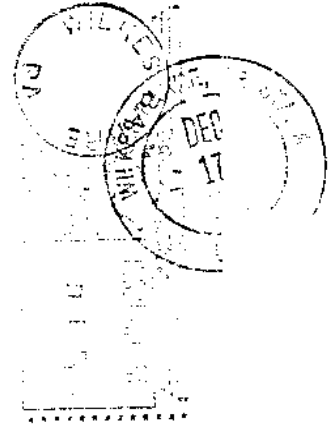
JOSEPH E. KLUGER, ESQUIRE
SUITE 700, MELLON BANK CENTER
8 W. MARKET STREET
WILKES-BARRE PA 18701-1867

One Piece of ordinary mail addressed to:

COLUMBIA COUNTY TAX CLAIM BUREAU
COLUMBIA COUNTY COURTHOUSE
BLOOMSBURG, PA 17815

PS Form 3817, Mar. 1989

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



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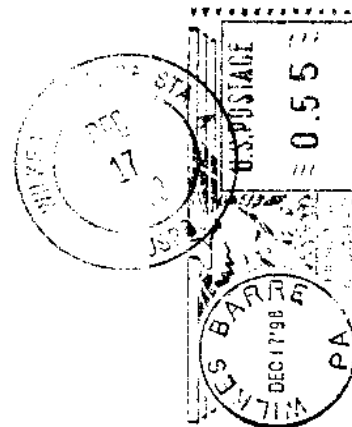
JOSEPH E. KLUGER, ESQUIRE
SUITE 700, MELLON BANK CENTER
8 W. MARKET STREET
WILKES-BARRE PA 18701-1867

One Piece of ordinary mail addressed to:

ANGELO DIPASQUALE
419 MONROE STREET
BERWICK, PA 18603

PS Form 3817, Mar. 1989

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



HOURIGAN, KLUGER & QUINN
A PROFESSIONAL CORPORATION

BY: Joseph E. Kluger, Esquire

ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 56346

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
	:	IN MORTGAGE FORECLOSURE
ANGELO D. DIPASQUALE,	:	and
	:	IN PERSONAM
Defendant.	:	
	:	NO. 1562-CV of 1994

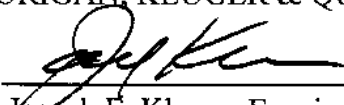
AFFIDAVIT OF WHEREABOUTS

I, Joseph E. Kluger, Esquire, counsel to Mellon Bank, N.A., the plaintiff in the above-captioned matter, do hereby certify that to the best of my knowledge, the address of the defendant, Angelo DiPasquale and the address of the tenant occupying the mortgaged premises, J.D. Kyle, are as follows:

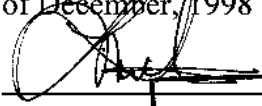
ANGELO DIPASQUALE
419 MONROE STREET
BERWICK, PA 18603

J. D. KYLE
BOX 2251 ROUTE 931
BERWICK, PA 18603

Respectfully submitted,
HOURIGAN, KLUGER & QUINN, P.C.

By: 
Joseph E. Kluger, Esquire
I.D. No. 56346
Counsel for the plaintiff, Mellon Bank, N.A.
(formerly, United Penn Bank)

Sworn to and subscribed
before me this 18th day
of December, 1998


Notary Public

NOTARIAL SEAL
TERRI C. SMITH, Notary Public
Luzerne Boro., Luzerne County
My Commission Expires JAN. 10, 2000

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER
RICHARD M. GOLDBERG
JOSEPH A. LACH
RONALD V. SANTORA
TERRENCE J. HERRON
MELISSA A. SCARTELLI
DANIEL J. DISTASIO
JAMES T. SHOEMAKER
DONALD C. LIGORIO
KATHLEEN QUINN DePILLIS *
MICHELLE M. QUINN
JENNIFER L. ROGERS LITZTI**

JOSEPH A. QUINN, JR.
ARTHUR L. PICCONE
RICHARD S. BISHOP
EUGENE D. SPERAZZA
NEIL E. WENNER
JOSEPH E. KLUGER
FRED T. HOWE
ALEXIA KITA BLAKE**
JOHN R. HILL
MICHAEL J. KOWALSKI
PATRICK T. O'CONNELL**

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

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

E-MAIL: hkq@epix.net

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

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

* ALSO MEMBER MA BAR
** ALSO MEMBER NJ BAR

ANDREW HOURIGAN, JR.
1948-1978

Ext. 1139
December 18, 1998

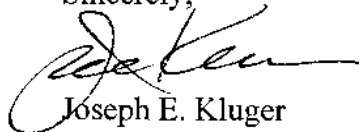
COLUMBIA COUNTY SHERIFF
PO BOX 380
BLOOMSBURG PA 17815

RE: Mellon Bank, N.A. /DiPasquale
Our File No.: 5001-3421

Dear Sir/Madam:

Enclosed please find an original and copy of an Affidavit of Whereabouts which I am filing with your office relative to the above-referenced matter. Please include the original with the Writs of Execution documentation which I previously filed and return a time stamped copy to me in the self addressed stamped envelope I enclose for your convenience. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Joseph E. Kluger

JEK/mbw
cc: Judi Gimigliano, Asst. Banking Officer

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

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

Plaintiff

vs.

ANGELO D. DIPASQUALE

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY,
PENNSYLVANIA

No. 1562-CV Term 1994 J.D.

No. 100-ED Term 1998 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:

Principal and Interest thru September 23, 1994.....	\$68,497.24	
Interest from September 23, 1994 thru September 30, 1998 (\$5.28 per diem).....	\$ 7,740.48	
Attorney's Fees.....	\$ 2,000.00	
Total.....	\$78,237.72	plus interest (\$5.28 per diem) and costs until paid.

Lani B. Kline

Prothonotary, Court of Common Pleas of
Columbia County, Pennsylvania

Dated

Nov. 20 98

(SEAL)

By: _____

Deputy

No. 1562-CV Term, 19 94 J.D.

No. _____ Term, 19 ____ E.D.

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

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

vs.

ANGELO DIPASQUALE

WRIT OF EXECUTION

(Mortgage Foreclosure)

Claim \$ _____
Interest from _____
Execution Atty. Pd. _____
Judgment Fee _____
Sheriff _____
Atty's. Fee _____
Atty's. Comm. _____
Satisfaction _____
Costs

Hourigan, Kluger & Quinn, PC
Joseph E. Kluger, Esq. Attorney for Plaintiff(s)
Address: 700 Mellon Bank Center, Wilkes-Barre, PA 18701
Where papers may be served

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER
RICHARD M. GOLDBERG
JOSEPH A. LACH
RONALD V. SANTORA
TERRENCE J. HERRON
MELISSA A. SCARTELLI
DANIEL J. DISTASIO
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FACSIMILE (610) 437-2629

* ALSO MEMBER MA BAR
** ALSO MEMBER NJ BAR

ANDREW HOURIGAN, JR.
1948-1978

Ext. 1139

November 18, 1998

Tami B. Kline, Prothonotary
Columbia County Courthouse
35 West Main Street
Bloomsburg, PA 17815

**RE: Mellon Bank, N.A./Angelo DiPasquale
Our File No. 5001-3421**

Dear Ms. Kline:

I am enclosing herewith for filing, in connection with the above-referenced matter, an original and two copies of a praecipe for writ of execution in mortgage foreclosure, together with a check in the amount of \$15.00 to cover the filing fee.

Upon your receipt of the enclosed, please file the original of the enclosed praecipe and return to me a file-stamped copy of the praecipe in the self-addressed, stamped envelope that I am providing for that purpose.

Additionally, I am enclosing all appropriate forms to be forwarded to the sheriff for completion of the real estate execution, together with a check made payable to the sheriff in the amount of \$900.00.

Thank you for your attention to this matter.

Should you have any questions please do not hesitate to contact me.

Sincerely,

Joseph E. Kluger
Joseph E. Kluger

JEK/mbw

Enclosures

cc: Judi Gimigliano

RECEIVED
CLERK OF THE COURT
NOV 19 10 16 AM '98

LEGAL DESCRIPTION

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

BEGINNING on the northerly side of State Highway leading from Berwick to Orangeville (Pennsylvania Traffic Rout #93) a point One Hundred Ninety Five (195) Feet from the Northeast corner of land of Joseph Nespoli;

THENCE along said highway north sixty-five degrees fifty-four minutes West for a distance of seventy (70) feet to the northeast corner of lands now or formerly of James Walck;

THENCE along said lands of James Walck north one degree thirty minutes east for a distance of Two Hundred Twenty-four (224) feet to a corner;

THENCE along lands of Joseph Nespoli, south eighty-nine degrees, thirty minutes east for a distance of sixty-six (66) feet more or less to a corner;

THENCE along lands of Joseph Nespoli south one degree thirty minutes west for a distance of Two Hundred Fifty-two (252) feet more or less to the pace of Beginning.

BEING the same property conveyed to Angelo D. Dipasquale & Nellie N. Dipasquale, his wife by deed of Joseph M. Nespoli and Catherine Nespoli, his wife dated 5-31-56 and recorded to Columbia County deed book 179, at page 352.

The Plate Number of the above-described parcel is 17-01-57

IMPROVED with a single family dwelling locted at PA Traffic Route 931, Briar Creek Township, Columbia County, Pennsylvania Tax Parcel #07-01-57. Judgement filed to #1562-CV-1994.

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

BY: Joseph E. Kluger, Esq.

ATTORNEY FOR PLAINTIFF

IDENTIFICATION NO. 56346

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.

ANGELO DIPASQUALE

Defendant

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY

: CIVIL ACTION - LAW

: IN MORTGAGE FORECLOSURE

: No. 1562-CV-1994

100-ED-1998

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.



JOSEPH E. KLUGER, ESQUIRE
Attorney for Plaintiff

Attorney: Joseph E. Kluger

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)

Plaintiff

vs.

Writ of Execution

ANGELO DIPASQUALE

Mortgage Foreclosure

Defendant(s)

100-ED-1998
No. 1562 of 1994

DEFENDANTS TO BE SERVED:

WHERE TO SERVE DEFENDANTS

- (1.) ANGELO DIPASQUALE
- (2.) _____
- (3.) _____
- (4.) _____
- (5.) _____
- (6.) _____
- (7.) _____

419 Monroe Street, Berwick, Pa 18603

SPECIAL INSTRUCTIONS ETC., FOR SERVICE:

SERVICE ATTEMPTS:

SERVICE _____

DATE: _____

POSTING OF PROPERTY _____

DATE: _____

ADVERTISING _____

DATE: _____

DATE: _____

Cashier's Check

Mellon Bank, N.A.
Pittsburgh, PA



Mellon Bank

Mellon Bank, N.A.
Pittsburgh, PA

Date

OCTOBER 2, 1998

66874408

8-26
430

Pay

Amount

To the order of

SHERIFF, COLUMBIA COUNTY

\$ 900.00

Remitter DENNIS & ANNE VARGAS

Authorized
Signature

Memo

101-881-3765/101-881-3747

DEPOSIT ON SHERIFF SALE
of/cero

⑈66874408⑈ ⑆043000261⑆ 90000815⑈

ORIGINAL



FIRST NATIONAL BANK

BERWICK, PA. 18603
A First Keystone Community Bank

0150467

60712
315

For Account of Joseph and Connie Nespoli DATE February 4, 1999

PAY Fourteen Thousand Six Hundred Twenty Five and 00/100 \$ 40,616.25

TO THE ORDER OF Columbia County Sheriff's Office CASHIER'S CHECK

Will D. Allen

Authorized Signature

⑆0150467⑆ ⑆031307125⑆ 01 20631 3⑆0⑆

100-98

993.54
265.00
1958.58

965.00
29.50
1958.58
1958.00

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

MALCOLM BANK VS Angelo D. DiPasquale
NO. 100-98 E.D. NO. 1562-90 J.D.

DATE OF SALE: Jan 28-99

BID PRICE (INCLUDES COSTS) \$ 42,050.17
POUNDAGE 2% BID PRICE \$ 841.00
TRANSFER TAX 2% ~~BID PRICE~~ fair MKT. \$ 1,930.08
MISC. COSTS \$ _____

28.50
1930.08
#1958.58

TOTAL NEEDED TO PURCHASE \$ 44,821.25

PURCHASER(S) : Joseph M. Jr + Connie K Nespoli
ADDRESS : 729 E. Front St., Berwick, Pa. 18603
NAME(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S) : Joseph M. Nespoli Jr.
Connie K Nespoli

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 44,821.25
LESS DEPOSIT \$ 4,205.00
DOWN PAYMENT \$ _____
AMOUNT DUE IN
EIGHT DAYS \$ 40,616.25

REAL ESTATE
SHERIFF'S SALE--COST SHEET

Mellow Lane vs Angela P. P. Kennedy
 NO. 100-98 E.D. NO. 1562-99 J.U. DATE OF SALE 1-28-99 TIME OF SALE 10:30

DOCKET AND RETURN	\$ 15.00
SERVICE PER DEFENDANT OR GARNISHEE	<u>16.00</u>
LEVY (PER PARCEL)	15.00
MAILING COSTS	<u>16.00</u>
ADVERTISING, SALE BILLS, & COPIES	15.00
ADVERTISING SALE (PLUS NEWSPAPER)	<u>15.00</u>
MILEAGE	21.00
POSTING HANDBILLS	15.00
CRYING?ADJOURN SALE (EACH SALE)	10.00
SHERIFF'S DEED	30.00
TRANSFER TAX FORM	25.00
DISTRIBUTION FORM	25.00
OTHER <u>NOTARY</u>	12.00
<u>COPIES</u>	4.00
TOTAL.....	\$ <u>353.00</u>

PRESS-ENTERPRISE INC	\$ <u>244.34</u>
SOLICITOR'S SERVICES	<u>31.-</u>
TOTAL.....	\$ <u>439.34</u>

PROTHONOTARY (NOTARY)	\$ <u>10.00</u>
RECORDER OF DEEDS	<u>28.50</u>
OTHER	
TOTAL.....	\$ <u>38.50</u>

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$
SCHOOL DISTRICT TAXES, 19	\$
DELINQUENT TAXES, 19, 19	\$ <u>1088.33</u>
<u>Lim Court</u>	<u>5.00</u>
TOTAL.....	\$ <u>1093.33</u>

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	19	\$ <u>0.-</u>
WATER--MUNICIPAL	19	\$ <u>0.-</u>
TOTAL.....		\$ <u>0.-</u>

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)	
TOTAL.....	\$ <u>96.00</u>

MISCELLANEOUS	\$
TOTAL.....	\$
TOTAL COSTS (OPEN BID).....	\$ <u>2050.17</u>

SHERIFF'S SALE

THURSDAY, JANUARY 28, 1999 AT 1030 hours

BY VIRTUE OF A WRIT OF EXECUTION NO.100 OF 1998, AND CIVIL WRIT 1562 OF 1994 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

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

BEGINNING on the northerly side of State Highway leading from Berwick to Orangeville (Pennsylvania Traffic Rout #93) a point One Hundred Ninety Five (195) Feet from the Northeast corner of land of Joseph Nespoli;

THENCE along said highway north sixty-five degrees fifty-four minutes West for a distance of seventy (70) feet to the northeast corner of lands now or formerly of James Walck;

THENCE along said lands of James Walck north one degree thirty minutes east for a distance of Two Hundred Twenty-four (224) feet to a corner;

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The Plate Number of the above-described parcel is 17-01-57

IMPROVED with a single family dwelling locted at PA Traffic Route 931, Briar Creek Township, Columbia County, Pennsylvania Tax Parcel #07-01-57. Judgement filed to #1562-CV-1994.

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid or the amount of the of the opening bid (costs), whichever is higher, due at time of Sale. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS: Will take notice that a Schedule of the Distribution will be filed withing 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 the posting of the Schedule.

ATTORNEY FOR PLAINTIFF:
Hourigan, Kluger & Quinn
Suite Seven Hundred
Mellon Bank Center
Wilkes-Barre, PA 18701-1867

SHERIFF OF COLUMBIA COUNTY
Harry A. Roadarmel Jr.