

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

PNC Bank vs T. J. [unclear]  
NO. 12 E.D. NO.        J.D. DATE OF SALE 6-25-98 TIME OF SALE 12:00

DOCKET AND RETURN \$ 15.00  
SERVICE PER DEFENDANT OR GARNISHEE         
LEVY (PER PARCEL)         
MAILING COSTS         
ADVERTISING, SALE BILLS, & COPIES         
ADVERTISING SALE (PLUS NEWSPAPER)         
MILEAGE         
POSTING HANDBILLS         
CRYING?ADJOURN SALE (EACH SALE)         
SHERIFF'S DEED         
TRANSFER TAX FORM         
DISTRIBUTION FORM         
OTHER         
NOTARY       

TOTAL.....\$ 1124.66

PRESS-ENTERPRISE INC \$ 766.82  
SOLICITOR'S SERVICES       

TOTAL.....\$       

PROTHONOTARY (NOTARY) \$         
RECORDER OF DEEDS       

OTHER       

TOTAL.....\$       

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19        \$         
SCHOOL DISTRICT TAXES, 19        \$         
DELINQUENT TAXES, 19       , 19        \$ 2068.82

TOTAL.....\$ 2271.42

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL        19        \$         
WATER--MUNICIPAL        19        \$       

TOTAL.....\$ 367.58

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 16.-

MISCELLANEOUS        \$         
       \$       

TOTAL.....\$       

TOTAL COSTS (OPEN BID).....\$ 1411.66



**WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)**

**P.R.C.P. 3180 to 3183 Rule 3257**

PNC BANK, NATIONAL ASSOCIATION  
(successor in interest to FIRST EASTERN  
BANK N.A.),

Plaintiff

vs.

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, PA

No. 96-CV-1102 E.D.

IDEAL HOMES, INC.,

No. 31-ED-1998 C.D.

Defendant

**WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania:

County of Columbia

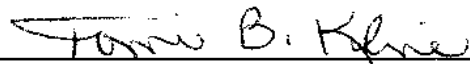
TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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 legal description marked Exhibit "A"

Principal indebtedness	\$ 51,361.20
Interest to March 29, 1996	\$ 7,225.97
Interest (March 29, 1996 to April 1, 1998 @ \$14.62 per diem)	\$ 7,602.40
Attorney's fees @ 10%	\$ <u>6,618.96</u>

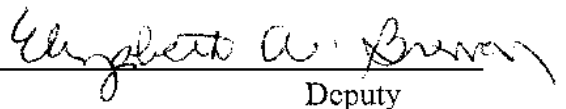
TOTAL \$ 72,808.53 plus interest and costs



Prothonotary, Court of Common Pleas of  
Columbia County, Pennsylvania

Dated: April 1, 1998

(SEAL)

By:   
Deputy



## **LEGAL DESCRIPTION**

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

BEGINNING at an iron pin set for a corner on a westerly right-of-way line of Market Street at the southeast corner of lands now or late of Michael and Maizie Nicholas; Thence along the right-of-way line of Market Street, S 26°38' 00" E 27.00 feet to a point; Thence along Parcel No. 2 and in a three story brick dwelling S 63° 22' 00" W 96.00 feet to a point; Thence along Parcel No. 3, 26° 38' 00" W 27.00 feet to an iron pin set for a corner; Thence along lands now or late of Michael and Maizie Nicholas, N 63° 22' 00" E 96.00 feet to an iron pin set for a corner, the place of Beginning.

CONTAINING 2,592.0 square feet of land, as surveyed by Peters Consultants, Incorporated in March of 1989.

BEING the same premises conveyed to Ideal Homes, Inc. by deed from Joseph Rishkofski, unmarried, dated August 29, 1989, and recorded August 31, 1989, in the Office of the Recorder of Deeds in and for Columbia County in book 436, page 415.

BEING known as 335 Market Street, Berwick, PA.

Tax Code No. 04B, 4-140-01,000.



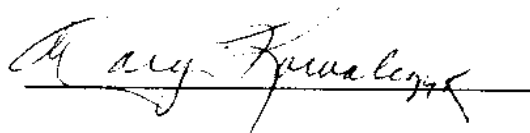
## ASSIGNMENT OF MORTGAGE

PNC BANK, NATIONAL ASSOCIATION (the "Assignor"), the Mortgagee named in the Mortgage described below (successor in interest to First Eastern Bank, N.A.) for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, paid to it by LAND HOLDING CORP. OF PA (the "Assignee"), the receipt of which is hereby acknowledged, has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, assign, transfer and set over unto the Assignee and without recourse, representations or warranties of any kind whatsoever, all of the Assignor's right, title and interest in and to that certain mortgage instrument dated as of October 18, 1989, given and executed by IDEAL HOMES, INC. to the Assignor (or the original Mortgagee, First Eastern Bank, N.A.) to secure the payment of the principal sum of Sixty-Four Thousand Dollars (\$64,000.00) together with interest thereon and the other Obligations recited therein, and recorded in the Office of the Recorder of Deeds of Columbia County, Pennsylvania, in Mortgage Book 439, Page 480, and being secured by all that certain lot, tract, parcel or piece of ground, together with the improvements erected thereon, situate in Columbia County, Pennsylvania, and more particularly described in said Mortgage; and also the Note or other Obligations recited in the said Mortgage and thereby intended to be secured, and all monies, whether principal, interest or otherwise, due and to become due thereon.

**TO HAVE, HOLD, RECEIVE AND TAKE**, all and singular the hereditaments and premises hereby and thereby granted, described and assigned, or mentioned and intended so to be, with the appurtenances, unto the Assignee to and for its proper use and benefit forever.

WITNESS the due execution hereof as of this 23 day of June, 1998.

Signed, Sealed and Delivered  
in the presence of



PNC BANK, NATIONAL ASSOCIATION

By:   
William J. Durdaeh, Jr., Vice President

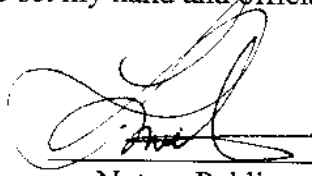
RECORDED  
INDEXED  
JUN 24 1998  
COLUMBIA COUNTY, PA



COMMONWEALTH OF PENNSYLVANIA )  
 ) ss:  
COUNTY OF LUZERNE )

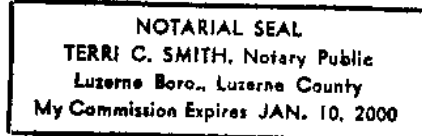
On this, the 23<sup>rd</sup> day of June, 1998, before me, a Notary Public, the undersigned officer, personally appeared WILLIAM J. DURDACH, JR., who acknowledged himself to be the Vice President of PNC BANK, NATIONAL ASSOCIATION, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said bank as such officer.

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



Notary Public

My commission expires:



The address of the within-named Assignee is:

201 Penn Avenue  
Scranton, PA 18501

T. J. Snodgrass

On behalf of the Assignee



PNC BANK, NATIONAL ASSOCIATION,  
successor in interest to First Eastern  
Bank, N.A.,

Plaintiff

vs.

IDEAL HOMES, INC.

Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

NO. 96 CV-1102

1998  
PROTHONOTARY  
CLERK OF COURTS OF CO.

JUN 25 9 56 AM '98

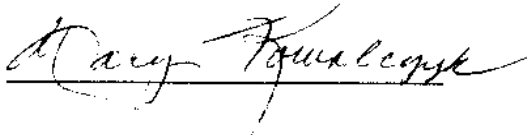
**ASSIGNMENT OF JUDGMENT**


KNOW ALL MEN BY THESE PRESENTS that for value received, PNC BANK, NATIONAL ASSOCIATION ("Assignor") hereby sets over, transfers and assigns unto LAND HOLDING CORP. OF PA ("Assignee"), a certain judgment obtained by Assignor on October 28, 1996 in the Court of Common Pleas of Columbia County, in the Commonwealth of Pennsylvania, No. 96-CV-1102, against IDEAL HOMES, INC.; said judgment is in the amount of Fifty-Eight Thousand Five Hundred Eighty-Seven and 17/100 (\$58,587.17) Dollars, plus interest and costs. Assignor assigns said judgment together with all the benefit and advantages that may be obtained thereby, and Assignor does hereby grant to the Assignee full power to recover the same for his own use. Assignor further authorizes and empowers the Prothonotary or any attorney on behalf of the said Assignee to make the said judgment to his use.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23 day of June 1998.

ATTEST:

PNC BANK, NATIONAL ASSOCIATION



BY:   
WILLIAM J. DWYER, JR.



COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE

Date May 28, 1998

OWNER OR REPUTED OWNER

Ideal Homes Inc.

DESCRIPTION OF PROPERTY

335 Market Street

PARCEL NUMBER 4B,04--140-01,000 IN Berwick Borough Township  
Borough  
City

YEAR	TOTAL
1996	\$1,125.81
1997	\$ 929.06
Cert.	\$ 10.00
TOTAL	\$2,065.87

*pd*  
*7-21-98*  
*D*

The above figures represent the amount(s) due during the month of  
July/August, 1998.

This is to certify that, according to our records, there are tax liens on  
the above mentioned property as of December 31, 1997.

Excluding: Interim Tax Billings

Requested by: Columbia County Sheriff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - ~~\$5.00~~  
Per Parcel

*D. Long*



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 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 May 7, 14, 21 1998 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.

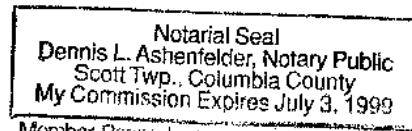
.....  
*Paula J. Barry*

Sworn and subscribed to before me this 1st day of June 1998.

.....  
*Dennis L. Ashenfelter*

(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.

.....



**TAX NOTICE**  
1999 COUNTY & MUNICIPAL  
BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

Connie C Ginter  
1615 Lincoln Avenue  
Berwick, PA 18603

HOURS DURING DISCOUNT ONLY

Mon, Tue, Thur & Fri 9-5; Closed Wed  
Other Times: Mon, Tue, Thur & Fri  
PHONE (717) 752-7442 9-4

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M  
A  
I  
L  
T  
O

IDEAL HOMES INCORPORATED  
325 SAVAGE GROVE ROAD  
MIDLOTHIAN VA 32112

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

CLOSED WED. & HOLIDAYS

FOR COLUMBIA COUNTY		DATE		BILL NO.		
		03/01/1998		01968		
DESCRIPTION	ASSESSMENT	MILLS	TAX	LESS DISCOUNT	AMOUNT DUE	INCL. PENALTY
General Fund	20990	4.096	85.98	84.26	85.98	94.58
Sinking Fund		.845	17.74	17.39	17.74	19.51
Borough R.E.		5.800	121.74	119.31	121.74	127.83
Fire		1.250	26.24	25.72	26.24	27.55
Light		1.050	22.04	21.60	22.04	23.14
<b>PAY THIS AMOUNT</b>			273.74	268.28	273.74	292.61
TYPE: RA PROPERTY DESCRIPTION CNTY BORO ACCT NO. 20798 Discount 2% 2% PARCEL 048,04--140-01,000 Penalty 10% 5% 335 MARKET ST .06 acres LAND 2,500 BUILDINGS 18,490			JUNE 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID AFTER	This Tax Returned To Courthouse On: JANUARY 01, 1999	
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE			THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT			
TOTAL ASSESSED			20,990			



# HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER  
RICHARD M. GOLDBERG  
JOSEPH P. MELLODY JR.  
RICHARD S. BISHOP  
EUGENE D. SPENAZZA  
NEIL E. WENNER  
JOSEPH E. KLUGER  
DANIEL J. DISTASIO  
JAMES T. SHOEMAKER  
ALEXIA KITA BLAKE\*\*\*  
KATHLEEN QUINN DEPILLIS\*\*  
MICHELLE M. QUINN  
DAVID A. AIKENS

\* ALSO MEMBER N.Y. BAR

\*\* ALSO MEMBER MA BAR

\*\*\*ALSO MEMBER N.J. BAR

ANDREW HOURIGAN JR.  
. 948-1978

JOSEPH A. QUINN, JR.  
ARTHUR L. PICCONE  
JOSEPH A. LACH  
RONALD V. SANTORA  
TERRENCE J. HERRON  
MELISSA A. SCARTELLI  
MARK T. PERRY\*  
FRED T. HOWE  
DONALD C. LIGORIO  
JOHN R. HILL  
MICHAEL J. KOWALSKI  
RICHARD M. WILLIAMS  
PATRICK T. O'CONNELL\*\*\*  
JENNIFER L. ROGERS\*\*\*

## 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](mailto:hkq@epix.net)

Ext. 1126

May 14, 1998

**Via Facsimile & First Class Mail**

SUITE 200  
434 LACKAWANNA AVE  
SCRANTON, PA 18503-2014  
(717) 346-8414  
FACSIMILE (717) 861-5072

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

ONE SOUTH CHURCH STREET  
302 RENAISSANCE CENTER  
HAZLETON, PA 18201-6204  
(717) 455-5141  
FACSIMILE (717) 455-5182

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Court House  
P.O. Box 380  
Bloomsburg, PA 17815

**RE: PNC Bank vs. Ideal Homes, Inc.  
No. 1102 of 1996  
C.D. No. 31-ED-1998  
Our File No. B0482-148**

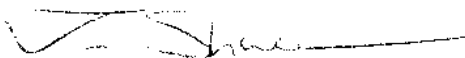
Dear Sheriff Roadarmel:

Please continue the Sheriff's in the above-referenced matter until Thursday, June 25, 1998. Please announce at the previously-scheduled Sheriff's sale on Thursday, May 28, 1998, that the Sheriff's sale in the above-referenced matter has been continued until Thursday, June 25, 1998.

Thank you for your assistance with this matter.

Please call me if you have any questions.

Best regards,



James T. Shoemaker

JTS/sl

pc: William Durdach  
Joseph E. Kluger, Esquire



SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

VS

NO. 31-98 E.D. NO. 1102-98 J.D.

DATE OF SALE: 5-28-98

BID PRICE ( INCLUDES COSTS )

POUNDAGE 2% BID PRICE

TRANSFER TAX 2% BID PRICE

MISC. COSTS

TOTAL NEEDED TO PURCHASE

\$ 190,000

PURCHASER(S) :

ADDRESS :

NAME(S) ON DEED :

PURCHASER(S) SIGNATURE(S) :

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE

LESS DEPOSIT

DOWN PAYMENT

AMOUNT DUE IN

EIGHT DAYS

480,000  
85,000  
565,000



COPY

HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER  
RICHARD M. GOLDBERG  
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MICHELLE M. QUINN  
DAVID A. AIKENS

\* ALSO MEMBER N.Y. BAR  
\*\* ALSO MEMBER MA BAR  
\*\*\*ALSO MEMBER N.J. BAR

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(717) 825-9401  
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E-MAIL: hkg@epix.net

Ext. 1126

May 14, 1998

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302 RENAISSANCE CENTER  
HAZLETON, PA 18201-6204  
(717) 455-5141  
FACSIMILE (717) 455-5182

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

**RE: PNC Bank, National Association vs.  
Ideal Homes, Inc. and Columbia County Tax Claim Bureau  
No. 96-CV-1102  
Our File No. B0482-148**

Dear Ms. Kline:

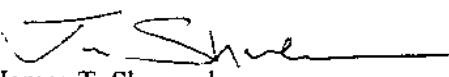
I have enclosed herewith for filing, in connection with the above-referenced matter, an original and two copies of an amended affidavit pursuant to rule 3129.1.

Please file the original and the requisite number of copies, if any, of the enclosed affidavit on my behalf. Thereafter, return a file-stamped copy of the affidavit in the self-addressed, stamped envelope that I am providing for that purpose.

Thank you for your attention to this matter.

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

Best regards,

  
James T. Shoemaker

JTS/sl

Enclosure

pc: Sheriff of Columbia County - w/enclosure  
William J. Durdach, Jr. - w/enclosure  
Joseph E. Kluger, Esquire - w/o enclosure



☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery  
5-14-98

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

5. Received By: (Print Name)  
L.J. Harris

6. Signature: (Addressee or Agent)  
X

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

7. APR 9 1998

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

5. Received By: (Print Name)  
J. WINTERS

6. Signature: (Addressee or Agent)  
X

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

Is your RETURN ADDRESS

7. Date of Delivery  
5-14-98

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

5. Received By: (Print Name)  
L.J. Harris

6. Signature: (Addressee or Agent)  
X

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

7. APR 9 1998

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

5. Received By: (Print Name)  
J. WINTERS

6. Signature: (Addressee or Agent)  
X

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

Thank you for using Return Receipt Service.

3. Article Addressed to:

4a. Article Number  
876 695 582

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

7. Date of Delivery  
APR 9 1998

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

5. Received By: (Print Name)  
J. WINTERS

6. Signature: (Addressee or Agent)  
X

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

SENDER:

Complete items 1 and/or 2 for additional services.

Complete items 3, 4a, and 4b.

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. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

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

4a. Article Number  
2399 227 540

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

7. Date of Delivery  
APR - 9 1998

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

5. Received By: (Print Name)  
Charles D. Conall

6. Signature: (Addressee or Agent)  
X

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt

SENDER:

Complete items 1 and/or 2 for additional services.

Complete items 3, 4a, and 4b.

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. ☒ Addressee's Address

2. ☐ 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  
P876 695 581

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

7. Date of Delivery  
APR 1 1998

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

5. Received By: (Print Name)  
Bill Dougherty

6. Signature: (Addressee or Agent)  
X

PS Form 3811, December 1994

102595-97-B-0179 Domestic Return Receipt



**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION

BY: James T. Shoemaker, Esquire

ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 63871

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

---

PNC BANK, NATIONAL ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
(successor in interest to First Eastern Bank,	:	OF COLUMBIA COUNTY
N.A.)	:	
Plaintiff	:	CIVIL ACTION - LAW
	:	
vs.	:	
	:	IN MORTGAGE FORECLOSURE
IDEAL HOMES, INC.,	:	
	:	
Defendant	:	NO. 96-CV-1102

**AFFIDAVIT OF SERVICE**

I, James T. Shoemaker, 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 May 21, 1998, a notice of sheriff's sale was sent to the following lienholders of record in the above-captioned matter:



Ideal Homes, Inc.  
3005 Sagegrove Road  
Midlothian, VA 23112

Joseph Rishkofski  
334 Bowman Street  
Berwick, PA 18603

Thomas M. Haedrich  
3005 Sagegrove Road  
Midlothian, VA 23112

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
Bloomsburg, PA 18711

Marine Midland Bank  
Assignee of Money Store  
Investment Corp.  
140 Broadway, 12th Floor  
New York, NY 10015

Randy Remphrey, Sr.  
Susan Remphrey  
c/o John W. McDanel, Esquire  
107 Rear East 2nd Street  
Berwick, PA 18603

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

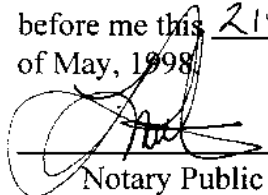
Respectfully submitted,

HOURIGAN, KLUGER & QUINN, P.C.

By: 

James T. Shoemaker, Esquire  
I.D. No. 63871  
Counsel for the plaintiff, PNC Bank,  
National Association (formerly, First  
Eastern Bank, N.A.)

Sworn to and subscribed  
before me this 21<sup>st</sup> day  
of May, 1998.

  
Notary Public



U.S. POSTAL SERVICE      **CERTIFICATE OF MAILING**

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

RECEIVED FROM:

JAMES T. SHOEMAKER, ESQUIRE  
HOURIGAN, KLUGER & QUINN, P.C.  
700 Mellon Bank Center  
8 West Market Street  
Wilkes-Barre, PA 18701

One Piece of ordinary mail addressed to:

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
Bloomsburg, PA 18711

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**

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700 Mellon Bank Center  
8 West Market Street  
Wilkes-Barre, PA 18701

One Piece of ordinary mail addressed to:

Ideal Homes, Inc.  
3005 Sagegrove Road  
Midlothian, VA 23112

PS Form 3817, Mar. 1989

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postage and post mark. Inquire of  
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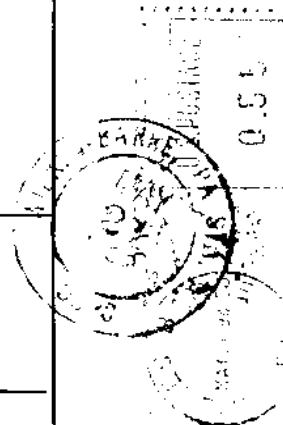
JAMES T. SHOEMAKER, ESQUIRE  
HOURIGAN, KLUGER & QUINN, P.C.  
700 Mellon Bank Center  
8 West Market Street  
Wilkes-Barre, PA 18701

One Piece of ordinary mail addressed to:

Marine Midland Bank  
Assignee of the Money Store Investment Corp.  
140 Broadway, 12th Floor  
New York, NY 10015

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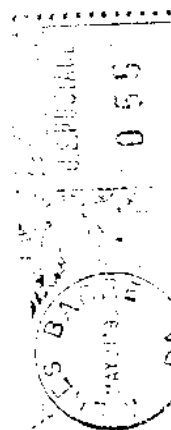
JAMES T. SHOEMAKER, ESQUIRE  
HOURIGAN, KLUGER & QUINN, P.C.  
700 Mellon Bank Center  
8 West Market Street  
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One Piece of ordinary mail addressed to:

Randy Remphrey, Sr.  
Susan Remphrey  
c/o John W. McDanel, Esquire  
107 Rear E. 2nd Street  
Berwick, PA 18603

PS Form 3817, Mar. 1989

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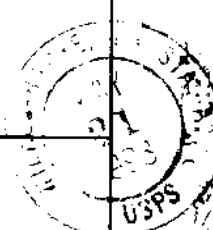
JAMES T. SHOEMAKER, ESQUIRE  
HOURIGAN, KLUGER & QUINN, P.C.  
700 Mellon Bank Center  
8 West Market Street  
Wilkes-Barre, PA 18701

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Berwick, PA 18603

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

One Piece of ordinary mail addressed to:

Thomas M. Haedrich  
3005 Sagegrove Rad  
Midlothian VA 23112

PS Form 3817, Mar. 1989

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Postmaster for current fee.





**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION

BY: James T. Shoemaker, Esquire

ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 63871

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

---

PNC BANK, NATIONAL ASSOCIATION  
(successor in interest to First Eastern Bank,  
N.A.)

Plaintiff

vs.

IDEAL HOMES, INC.,

Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 96-CV-1102

**AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

The 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 at 335 Market Street, Berwick, Columbia County, as more particularly described in Exhibit "A" attached hereto.



1. Name and address of Owner:

Ideal Homes, Inc.  
3005 Sagegrove Road  
Midlothian, VA 23112

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

Ideal Homes, Inc.  
3005 Sagegrove Road  
Midlothian, VA 23112

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

Joseph Rishkofski  
334 Bowman Street  
Berwick, PA 18603

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

PNC Bank, N.A., successor in interest to  
First Eastern Bank, N.A.  
101 E. Front Street  
P.O. Box 367  
Berwick, PA 18603

Marine Midland Bank  
Assignee of the Money Store Investment Corp.  
140 Broadway, 12<sup>th</sup> Floor  
New York, NY 10015

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:

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
Bloomsburg, PA 18711



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:

Thomas M. Haedrich  
3005 Sagegrove Road  
Midlothian, VA 23112

Randy Remphrey, Sr.  
Susan Remphrey  
c/o John W. McDanel, Esquire  
107 Rear E. 2nd Street  
Berwick, PA 18603

I verify that the statements made in this Amended 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.

Respectfully submitted,

HOURIGAN, KLUGER & QUINN, P.C.

By: 

James T. Shoemaker, Esquire  
Counsel for the plaintiff

700 Mellon Bank Center  
8 West Market Street  
Wilkes-Barre, PA 18701-1867  
Phone: (717) 825-9401  
Fax: (717) 829-3460

Dated: May 14 1998



# HOURIGAN, KLUGER & QUINN

A PROFESSIONAL CORPORATION

ALLAN M. KLUGER  
RICHARD M. GOLDBERG  
JOSEPH P. MELLODY, JR.  
RICHARD S. BISHOP  
EUGENE D. SPERAZZA  
NEIL E. WENNER  
JOSEPH E. KLUGER  
DANIEL J. DISTASIO  
JAMES T. SHOEMAKER  
ALEXIA KITA BLAKE\*\*\*  
KATHLEEN QUINN DEPILLIS\*\*  
MICHELLE M. QUINN  
DAVID A. AIKENS

\* ALSO MEMBER N.Y. BAR

\*\* ALSO MEMBER MA BAR

\*\*\*ALSO MEMBER N.J. BAR

ANDREW HOURIGAN, JR.  
1948-1978

JOSEPH A. QUINN, JR.  
ARTHUR L. PICCONE  
JOSEPH A. LACH  
RONALD V. SANTORA  
TERRENCE J. HERRON  
MELISSA A. SCARTELLI  
MARK T. PERRY\*  
FRED T. HOWE  
DONALD C. LIGORIO  
JOHN R. HILL  
MICHAEL J. KOWALSKI  
RICHARD M. WILLIAMS  
PATRICK T. O'CONNELL\*\*\*  
JENNIFER L. ROGERS\*\*\*

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](mailto:hkq@epix.net)

Ext. 1126

May 12, 1998

**Via Facsimile & First Class Mail**

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

ONE SOUTH CHURCH STREET  
302 RENAISSANCE CENTER  
HAZLETON, PA 18201-6204  
(717) 455-5141

FACSIMILE (717) 455-5182

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County  
Court House  
P.O. Box 380  
Bloomsburg, PA 17815

**RE: PNC Bank vs. Ideal Homes, Inc.  
No. 1102 of 1996  
C.D. No. 31-ED-1998  
Our File No. B0482-148**

Dear Sheriff Roadarmel:

I understand that you served written notice of the Sheriff's sale in the above-referenced matter pursuant to Pa. R.C.P. No. 3129.2(c). Please forward to me a copy of your return of service pursuant to Pa. R.C.P. No. 3129.2(c)(2) relative thereto, together with a copy of the U.S. postal service form 3817 certificate of mailing relative thereto.

I look forward to hearing from you.

Best regards,

  
James T. Shoemaker

JTS/sl

pc: Joseph E. Kluger, Esquire



FAX: (717) 784-0257

(717) 784-6300

Bloomsburg, Columbia County PA  
My Commission Expires June 21, 1999



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
May 1, 1998

PHONE  
(717) 109-5622

24 HOUR PHONE  
(717) 784-6100

Atty. James T. Shoemaker  
Hougigan, Kluger and Quinn  
Suite Seven Hundred  
Mellon Bank Center  
Wilkes-Barre, PA 18701-1867

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMONWEALTH  
OF PENNA.  
PNC Bank  
VS.  
Ideal Homes, Inc.  
WRIT OF EXECUTION 31 of 1998  
(MORTGAGE FORECLOSURE) 1102 of 1996

POSTING OF PROPERTY

On April 27, 1998 at 1030 hours POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Ideal Homes, Inc., at 335 Market St., Berwick, Pa. 18603  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY ~~XXXXXX~~  
SHERIFF Harry A. Roadarmel Jr.

SO ANSWERS:

~~XXXXXXXXXXXX~~

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

Sworn and subscribed before me  
this 29th day of  
April 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

BLOOMSBURG, PA 17015

PHONE  
(717) 389-5622

TELETYPE  
(717) 284-6100

DATE: APRIL 8, 1998

RE: Sheriff's Sale Advertising Dates

PNC Bank		vs.	Ideal Homes, Inc.	
No. <u>31</u>	of <u>1998</u>	ED	No. <u>1102</u>	of <u>1996</u>
			JD	

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week	<u>May 7, 1998</u>	DATE OF SALE:	<u>May 28, 1998, 1030 AM</u>
2nd week	<u>May 14, 1998</u>		
3rd week	<u>May 21, 1998</u>		

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff



**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION

BY: James T. Shoemaker, Esquire

ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 63871

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

PNC BANK, NATIONAL ASSOCIATION :  
(successor in interest to First Eastern Bank, :  
N.A.) :

Plaintiff :

vs. :

IDEAL HOMES, INC., :

Defendant :

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 96-CV-1102

*31-ED-1998*

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

TO: Ideal Homes, Inc.  
3005 Sagegrove Road  
Midlothian, VA 23112

Your property situate at 335 Market Street, Berwick Borough, Columbia County,  
Pennsylvania, is scheduled to be sold at Sheriff's Sale on May 28, 1998 at 10:30  
a.m. at the Columbia County Sheriff's Office, Columbia County Courthouse, Berwick,  
Pennsylvania to enforce the Court's judgment dated October 28, 1996, obtained by PNC Bank,  
National Association against you.



## **NOTICE OF OWNER'S RIGHTS**

### **YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's sale you must take immediate action:

1. The sale will be cancelled if you pay to the Sheriff's Office the amount of the judgment plus interest, late charges, all costs and reasonable attorneys fees due. To find out how much you must pay you may call the Columbia County Sheriff's Office at (717) 389-5622.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale.



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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price of the bid by calling the Columbia County Sheriff's Office at (717) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff's Office at (717) 389-5622.
4. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At the time, the buyer may bring legal proceedings to evict you.
5. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in the accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the post of the schedule of distribution.
6. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

FRED TRUMP  
Court Administrator  
Columbia County Court House  
Bloomsburg, PA 17815  
(717) 784-1991




-or-

PENNSYLVANIA LAWYER REFERRAL SERVICE

P.O. BOX 186  
100 South Street  
Harrisburg, PA 17108  
1-800-692-7375

Respect fully submitted,

HOURIGAN, KLUGER & QUINN, P.C.

By: 

James T. Shoemaker, Esquire  
Counsel for the plaintiff

700 Mellon Bank Center  
8 West Market Street  
Wilkes-Barre, PA 18701-1867  
(717) 825-9401  
(717) 829-3460 (Fax)

Dated: April 1, 1998



**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION

BY: James T. Shoemaker, Esquire

ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 63871

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

---

PNC BANK, NATIONAL ASSOCIATION  
(successor in interest to First Eastern Bank,  
N.A.)

Plaintiff

vs.

IDEAL HOMES, INC.,

Defendant

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

: CIVIL ACTION - LAW  
:

: IN MORTGAGE FORECLOSURE  
:

: NO. 96-CV-1102  
:

*31-ED-1998*

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The 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 at 335 Market Street, Berwick, Columbia County, as more particularly described in Exhibit "A" attached hereto.



1. Name and address of Owner:

Ideal Homes, Inc.  
3005 Sagegrove Road  
Midlothian, VA 23112

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

Ideal Homes, Inc.  
3005 Sagegrove Road  
Midlothian, VA 23112

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

Joseph Rishkofski  
334 Bowman Street  
Berwick, PA 18603

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

PNC Bank, N.A., successor in interest to  
First Eastern Bank, N.A.  
101 E. Front Street  
P.O. Box 367  
Berwick, PA 18603

Marine Midland Bank  
Assignee of the Money Store Investment Corp.  
140 Broadway, 12<sup>th</sup> Floor  
New York, NY 10015

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:

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
Bloomsburg, PA 18711




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:

Thomas M. Haedrich  
3005 Sagegrove Road  
Midlothian, VA 23112

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.

Respectfully submitted,

HOURIGAN, KLUGER & QUINN, P.C.

By:   
James T. Shoemaker, Esquire  
Counsel for the plaintiff

700 Mellon Bank Center  
8 West Market Street  
Wilkes-Barre, PA 18701-1867  
Phone: (717) 825-9401  
Fax: (717) 829-3460

Dated: April 1 1998



## **LEGAL DESCRIPTION**

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

BEGINNING at an iron pin set for a corner on a westerly right-of-way line of Market Street at the southeast corner of lands now or late of Michael and Maizie Nicholas; Thence along the right-of-way line of Market Street, S 26°38' 00" E 27.00 feet to a point; Thence along Parcel No. 2 and in a three story brick dwelling S 63° 22' 00" W 96.00 feet to a point; Thence along Parcel No. 3, 26° 38' 00" W 27.00 feet to an iron pin set for a corner; Thence along lands now or late of Michael and Maizie Nicholas, N 63° 22' 00" E 96.00 feet to an iron pin set for a corner, the place of Beginning.

CONTAINING 2,592.0 square feet of land, as surveyed by Peters Consultants, Incorporated in March of 1989.

BEING the same premises conveyed to Ideal Homes, Inc. by deed from Joseph Rishkofski, unmarried, dated August 29, 1989, and recorded August 31, 1989, in the Office of the Recorder of Deeds in and for Columbia County in book 436, page 415.

BEING known as 335 Market Street, Berwick, PA.

Tax Code No. 04B, 4-140-01,000.



**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL CORPORATION

BY: James T. Shoemaker, Esquire

ATTORNEY FOR Plaintiff

IDENTIFICATION NO. 63871

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

PNC BANK, NATIONAL ASSOCIATION  
(successor in interest to First Eastern Bank,  
N.A.)

Plaintiff

vs.

IDEAL HOMES, INC.,

Defendant

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

CIVIL ACTION - LAW

IN MORTGAGE FORECLOSURE

NO. 96-CV-1102

31-ED-1998

**WAIVER OF WATCHMAN**

I, James T. Shoemaker, Esquire, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody or whomever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.



Respectfully submitted,

HOURIGAN, KLUGER & QUINN, P.C.

By: \_\_\_\_\_



James T. Shoemaker, Esquire

I.D. No. 63871

Counsel for the plaintiff



**HOURIGAN, KLUGER, SPOHRER & QUINN**  
A PROFESSIONAL CORPORATION

BY: Richard M. Williams, Esquire

ATTORNEY FOR PLAINTIFF

IDENTIFICATION NO. 72945

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

---

PNC BANK, NATIONAL ASSOCIATION : IN THE COURT OF COMMON PLEAS  
(successor in interest to First Eastern Bank, : OF COLUMBIA COUNTY  
N.A.) :

Plaintiff :

CIVIL ACTION - LAW

vs. :

IDEAL HOMES, INC. and THE :  
COLUMBIA COUNTY TAX CLAIM :  
BUREAU, :

Defendants :

IN MORTGAGE FORECLOSURE

31-ED-1998

NO. 96-CV-1102

**AFFIDAVIT OF LAST KNOWN ADDRESS**

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF LUZERNE : SS.

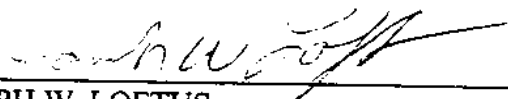
JOSEPH W. LOFTUS, Assistant Vice President of PNC Bank, National Association, being duly sworn according to law, deposes and states that to the best of his knowledge information and belief, the last known addresses of the above-captioned Defendants is as follows:



Ideal Homes, Inc.  
3005 Sagegrove Road  
Midlothian, VA 23112-4225

Columbia County Tax Claim Bureau  
Courthouse  
Bloomsburg, PA 17815

If Ideal Homes, Inc. cannot be found at the above address, then the Plaintiff believes and therefore avers that Ideal Homes, Inc. is either deceased or their whereabouts are unknown.

  
\_\_\_\_\_  
JOSEPH W. LOFTUS  
Assistant Vice President  
PNC Bank, National Association

Sworn to and subscribed  
before me this 10<sup>th</sup> day  
of May, 1996.

  
\_\_\_\_\_  
Notary Public

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



HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-5622

TELEPHONE  
(717) 789-6300

Date: April 7, 1998

To: Thomas M. Haedrich  
3005 Sagegrove Road  
Midlothian, VA 23112

Re: PNC Bank, N.A. (1st Eastern Bank) vs. Ideal Homes, Inc.


No: 31 of 1998 ED No: 1102 of 1996 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have any claims against this property, notify this office IMMEDIATELY.

Please feel free to contact me with any questions you may have.

Respectfully,

  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County



HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-5622

TELEGRAM PHONE  
(717) 709-6300

Date: April 7, 1998

To: Joseph Rishko,ski

334 Bowman Street

Berwick, PA 18603

Re: PNC Bank, N.A. (1st Eastern Bank) vs Ideal Homes, Inc.

No: 31 of 1998 ED

No: 1102 of 1996 JD

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Sheriff of Columbia County



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

TELEFAX PHONE  
(717) 784-6300

Date: April 7, 1998

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

Re: PNC Bank, N.A. (1st Eastern Bank) vs. Ideal Homes, Inc.

No: 31 of 1998 ED No: 1102 of 1996 JD

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

PHONE  
(717) 389-5622

TELEPHONE  
(717) 781-6300

Date: April 7, 1998

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

Re: PNC Bank, N.A. (1st Eastern Bank) vs. Ideal Homes, Inc.

No: 31 of 1998 ED No: 1102 of 1996 JD

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HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6000

Date: April 7, 1998

To:

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

Re: PNC Bank, N.A. (1st Eastern Bank) vs. Ideal Homes, Inc.

No: 31 of 1998 ED

No: 1102 of 1996 JD

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Sheriff of Columbia County



HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-5622

TELEFAX  
(717) 784-6200

Date: April 7, 1998

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

Re: PNC Bank, N.A. (1st Eastern Bank) vs. Ideal Homes, Inc.

No: 31 of 1998 ED

No: 1102 of 1996 JU

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HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 704-6000

Date: April 7, 1998

To: Marine Midland Bank-Assignee of the Money Store Investment Corp.  
140 Broadway, 12th Floor  
New York, N.Y. 1005

Re: PNC Bank, N.A. (1st Eastern Bank) vs. Ideal Homes, Inc.

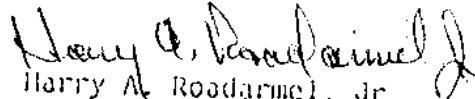
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Sheriff of Columbia County



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 284-6100  
389-5622

TELEFAX  
(717) 284-6100

Date: April 7, 1998

To: Connie Gingham--Tax Collector

Berwick, Pa. 18603

Re: PNC Bank, N.A. (1st Eastern Bank) vs. Ideal Homes, Inc.

No: 31 of 1998 ED

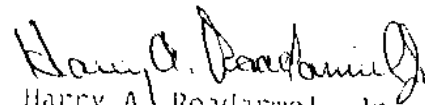
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Sheriff of Columbia County



HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 284-6344  
389-5622

24 HOUR PHONE  
(717) 284-6344

Date: April 7, 1998

To: Sewer Authority--Berwick Boro  
Market St.  
Berwick, Pa. 18603

Re: PNC Bank, N.A. (1st Eastern Bank) vs. Ideal Homes, Inc.

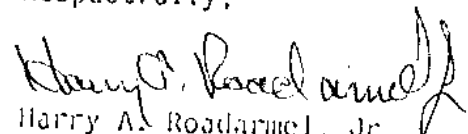
No: 31 of 1998 LD No: 1102 of 1996 JD

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Sheriff of Columbia County



HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 784-6300  
389-5622

TELEFAX  
(717) 784-6300

Date: April 7, 1998

To: Columbia Co. Tax Claim

Basement--Court House

W. Main Street

Bloomsburg, Pa. 17815

Re: PNC Bank, N.A. (1st Eastern Bank) vs. Ideal Homes, Inc.

No: 31 of 1998 ED

No: 1102 of 1996 JD

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BLOOMSBURG, PA 17815

PHONE  
(717) 293-5622  
389-5622

TELEPHONE  
(717) 784-6300

Date: April 7, 1998

To: Ideal Homes, Inc.  
3005 Sagegrove Road  
Midlothian, VA 23112

Re: PNC Bank, N.A. (1st Eastern Bank) vs. Ideal Homes, Inc.

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Harry A. Roadarmel, Jr.  
Sheriff of Columbia County



ALL that certain parcel or tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin set for a corner on a westerly right-of-way line of Market Street at the southeast corner of lands now or late of Michael and Maizie Nicholas; Thence along the right-of-way line of Market Street, S 26°38' 00" E 27.00 feet to a point; Thence along Parcel No. 2 and in a three story brick dwelling S 63° 22' 00" W 96.00 feet to a point; Thence along Parcel No. 3, 26° 38' 00" W 27.00 feet to an iron pin set for a corner; Thence along lands now or late of Michael and Maizie Nicholas, N 63° 22' 00" E 96.00 feet to an iron pin set for a corner, the place of Beginning.

CONTAINING 2,592.0 square feet of land, as surveyed by Peters Consultants, Incorporated in March of 1989.

BEING the same premises conveyed to Ideal Homes, Inc. by deed from Joseph Rishkofski, unmarried, dated August 29, 1989, and recorded August 31, 1989, in the Office of the Recorder of Deeds in and for Columbia County in book 436, page 415.

BEING known as 335 Market Street, Berwick, PA.

Tax Code No. 04B, 4-140-01,000.



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S SALE/ESTATE OUTLINE

PHONE  
(717) 309-5622

24 HOUR PHONE  
(717) 784-6300

RECEIVE AND TIME STAMP WRIT

DOCKET AND INDEX

SET FILE FOLDER UP

CHECK FOR PROPER INFO

WRIT OF EXECUTION

COPY OF DESCRIPTION

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

AFFIDAVIT OF LIENS LIST

CHECK FOR ~~100.00~~ <sup>900.00</sup>

\* 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

POST ALL DATES ON CALANDER

\* 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 300  
BLOOMSBURG, PA 17815

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

PHONE  
(717) 309-5622

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS

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

AA 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 \_\_\_\_\_



# PNC BANK

Accounts Payable Dept.  
Pittsburgh, PA 15265  
Phone Number (412) 762-3161

PAY *Nine hundred and 00/100 Dollars*

To the  
Order of

COLUMBIA COUNTY SHERIFF  
P.O. BOX 380  
BLOOMSBURG, PA 17815

PNC Bank, National Association  
Jeannette, Pennsylvania

NO.

946648

60-162/433

Vendor Number

00COCSH1R

Check Date

01/16/98

Check Amount

\*\*\*\*\*\$900.00

AUTHORIZED SIGNATURE

*Kenneth J. Lewis*

⑈946648⑈ ⑆043301627⑆ 2296490⑈



# SHERIFF'S SALE

THURSDAY, MAY 28, 1998, 1030 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 31 OF 1998, CIVIL WRIT NO. 1102 OF 1996, 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 BIDDERS, FOR CASH, IN THE COURT ROOM OR SHERIFF'S OFFICE TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., ALL THE RIGHT, TITLE AND INTEREST TO THE DEFENDANTS IN:

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

BEGINNING at an iron pin set for a corner on a westerly right-of-way line of Market Street at the southeast corner of lands now or late of Michael and Maizie Nicholas; Thence along the right-of-way line of Market Street, S 26°38' 00" E 27.00 feet to a point; Thence along Parcel No. 2 and in a three story brick dwelling S 63° 22' 00" W 96.00 feet to a point; Thence along Parcel No. 3, 26° 38' 00" W 27.00 feet to an iron pin set for a corner; Thence along lands now or late of Michael and Maizie Nicholas, N 63° 22' 00" E 96.00 feet to an iron pin set for a corner, the place of Beginning.

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BEING known as 335 Market Street, Berwick, PA.

Tax Code No. 04B, 4-140-01,000. OWNER OF RECORD: Ideal Homes, Inc., 3005 Sagegrove Road, Midlothian, VA 23112.

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid or the amount of the opening bid (costs) due at the time of the Sale, whichever is the higher. Entire balance of the amount due 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. The Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of posting.

ATTORNEYS FOR PLAINTIFF:  
Hourigan, Kluger and Quinn  
Atty. James T. Shoemaker  
Suite Seven Hundred  
Mellon Bank Center  
Wilkes-Barre, PA 18701-1867

SHERIFF OF COLUMBIA COUNTY  
Harry A. Roadarmel Jr.