

REMITTER

Lunger Foreclosure

Guaranty
Bank

65956

August 26 19 98

60-263/313

PAY TO THE
ORDER OF Columbia County Sheriff

\$ 1900.00

1900 00/100

DOLLARS

CASHIER'S CHECK

⑈065956⑈ ⑆031302638⑆

⑈107575000⑈

DK

Helene F. Buckner B.O.O.

**IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW**

GUARANTY BANK, N.A., Plaintiff v. DAVID G. LUNGER and MARY E. LUNGER, his wife, Defendants	: : : : : : : :	NO. 98-CV-711 NO. EX- MORTGAGE FORECLOSURE
--	--------------------------------------	--

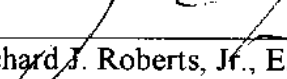
**NOTICE OF SALE OF REAL ESTATE
PURSUANT TO Pa.R.C.P. 3129.2**

TO: David G. Lunger
26 Lunger Drive
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and directed to the Columbia County Sheriff, said Sheriff will expose to a public sale at the Sheriff's Office, Columbia County Court House, Bloomsburg, Pennsylvania, on Nov. 19, 1998, at 10:00 o'clock, A.M., local time, the real estate described in the Sheriff's Handbill attached hereto and made a part hereof.

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

LEAVENS & ROBERTS

By: 
Richard J. Roberts, Jr., Esquire
I.D. #21454
29 East Independence Street
Post Office Box 518
Shamokin, PA 17872
(717) 648-5727
Attorneys for Plaintiff

WRIT OF EXECUTION--(MORTGAGE FORECLOSURE)

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

GUARANTY BANK, N.A.,
Plaintiff

vs

DAVID G. LUNGER and

MARY E. LUNGER, his wife,
Defendants

IN THE COURT OF COMMON PLEAS OF
THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH

No. EX. - 98-ED-84

No. 98-CV-711

**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 describe property below):

See Exhibit "A" attached hereto.

Amount due \$ 146,666.44

Interest from September 18, 1998 _____

Atty's commission _____

Total \$ _____; Plus costs as endorsed hereon.

Complaint \$ 55.50 pd
Writ \$ 15.00 pd
Judgment \$ 9.00 pd
Satisfy \$ 5.00

Dated 9/18/1998

(SEAL)

Fanni B. Kline
Prothonotary

By: Elizabeth A. Brennan
Deputy

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described more fully as follows, to-wit:

BEGINNING at an iron pin on the North edge of the right-of-way of Township Route No. 477, said iron pin also being the Southwest corner of lands of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife, and the Southeast corner of lands herein described; thence by the North edge of right-of-way of Township Route No. 477, South 80 degrees 09 minutes 26 seconds West, 480.70 feet; thence by the same, South 80 degrees 30 minutes 47 seconds West, 60.05 feet to an iron pin; thence by lands of Donald J. Dieffenbacher and Harold K. Dieffenbacher, North 9 degrees 57 minutes 22 seconds West, 68.23 feet to an iron pin; thence by the same, North 68 degree 06 minutes 38 seconds East, 417.00 feet to an iron pin; thence by the same, North 62 degrees 37 minutes 38 seconds East, 141.45 feet to an iron pin; thence by other lands of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife, South 9 degrees 19 minutes 19 seconds East, 198.25 feet to the place of BEGINNING. CONTAINING 1.593 acres of land. This description is in accordance with a plat of survey prepared by L. Wayne Laidacker, P.L.S., dated October 11, 1989.

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner situate along the southerly right-of-way line of Township Route No. 477, said point being in line of other lands of David G. Lunger and Mary E. Lunger, his wife; thence along the lands of said Lunger South 28 degrees 45 minutes East 147.2 feet to an iron pin corner in line of lands of Boyd H. Lunger; thence along the lands of Boyd H. Lunger South 75 degrees 30 minutes West 25 feet to an iron pin corner in line of other lands of Gary W. Fenstermacher; thence along the lands of Fenstermacher North 19 degrees West 145 feet to an iron pin corner along the southerly line of Township Route No. 477 and being the point and place of BEGINNING. CONTAINING 0.08 acres of land. Description prepared in accordance with draft of survey of A. Carl Wolfe, dated June 1, 1970.

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southern line of the public road leading from the Creek Road to Route No. 44, said iron pin being at the northeastern corner of land now or late of LeRoy Lunger; thence along the southern line of said public road, north 77 degrees 15 minutes east, 98 feet to an iron pin on line of land of Boyd H. Lunger; thence along line of land of Boyd H. Lunger, south 12 degrees east, 144 feet to an iron pin; thence along line of land of Boyd H. Lunger, south 81 degrees west, 62 feet to an iron pin on line of land of LeRoy Lunger; thence along line of land of said LeRoy Lunger, north 26 degrees west, 144 feet to an iron pin on the southern line of said public road, the place of BEGINNING. CONTAINING 0.28 acres of land as surveyed by Howard Fetterolf, R.E., on August 26, 1968.

EXHIBIT "A"

<p>SENDER:</p> <ul style="list-style-type: none"> ■ Complete items 1 and 2 for additional services. ■ Complete items 3, 4, 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. 	<p>I also wish to receive the following services (for an extra fee): 84-98</p> <p>1. <input checked="" type="checkbox"/> Addressee's Address</p> <p>2. <input type="checkbox"/> Restricted Delivery</p> <p>Consult postmaster for fee.</p>
	<p>3. Article Addressed to:</p> <p>Office of F.A.I.R Dept. of Public Welfare P.O. Box 8016 Harrisburg, PA 17105</p>
<p>5. Received By: (Print Name)</p>	<p>8. Addressee's Address (Only if requested and fee is paid)</p>
<p>6. Signature: (Addressee or Agent)</p> <p>X D. H. [Signature]</p>	

Is your RETURN 1 id on the reverse side?	SENDER: Complete items 1, 2 for additional services. <input checked="" type="checkbox"/> Complete items 3, 4b. <input checked="" type="checkbox"/> Print your name and address on the reverse of this form so that we can return this card to you. <input checked="" type="checkbox"/> Attach this form to the front of the mailpiece, or on the back if space does not permit. <input checked="" type="checkbox"/> Write "Return Receipt Requested" on the mailpiece below the article number. <input checked="" type="checkbox"/> 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): 84-98 1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
	3. Article Addressed to: <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance Clearance Support Section Dept. 280946 Harrisburg, PA 17128-0946 </div>		
	4a. Article Number <div style="border: 1px solid black; padding: 5px; min-height: 50px;"> 2399227301 </div>		4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
	5. Received By: (Print Name) <div style="border: 1px solid black; padding: 5px; min-height: 50px;"> <i>Samuel J. Ventura</i> </div>		7. Date of Delivery <div style="border: 1px solid black; padding: 5px; min-height: 50px;"> OCT 07 1998 </div>
	6. Signature of Addressee or Agent <div style="border: 1px solid black; padding: 5px; min-height: 50px;"> X </div>		8. Addressee's Address (Only if requested and fee is paid)

ed on the reverse side? SENDER: ■ Complete items 1 a through 4b 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.	WILKES- PM I ask you to receive this Folk services (for an extra fee. 84-98
	1. <input checked="" type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
3. Article Addressed to: Small Business Administration 20 N. Penna. Avenue Room 2327 Wilkes-Barre, PA 18701	4a. Article Number 2 399 227 302 4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD
5. Received By: (Print Name) STELLA Heem STA	7. Date of Delivery OCT 19 1998
6. Signature: (Addressee or Agent) X	8. Addressee's Address (Only if requested and fee is paid)

LEAVENS & ROBERTS

Attorneys at Law

ANDREW A. LEAVENS
RICHARD J. ROBERTS, JR.

29 EAST INDEPENDENCE STREET
POST OFFICE BOX 518
SHAMONKIN, PENNSYLVANIA 17872-0518
(570) 648-5727
FAX (570) 648-2971

February 23, 1999

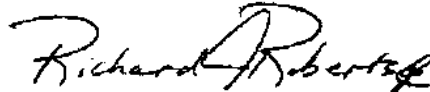
Harry Roadarmel, Sheriff
Columbia County Courthouse
Bloomsburg, PA 17815

Re: **Guaranty Bank, N.A. v. David G. Lunger and Mary E. Lunger**
No. 98-CV-711
No. 98-ED-84

Dear Harry:

This will confirm that the Sheriff's Sale in the referenced action scheduled for February 25, 1999, has been cancelled.

Yours very truly,



Richard J. Roberts, Jr.

RJR:je

TELEFAXED 784-0257

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date October 21, 1998

OWNER OR REPUTED OWNER
Lunger, David G. & Mary E.
DESCRIPTION OF PROPERTY
1.59 Acres

PARCEL NUMBER 18.02--048-05.000 IN Hemlock Twp. Township
Borough City

YEAR	TOTAL
Cert.	\$10.00
TOTAL	\$10.00

The above figures represent the amount(s) due during the month of
December, 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

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date October 21, 1998

OWNER OR REPUTED OWNER
Lunger, David G. & Mary E.
DESCRIPTION OF PROPERTY
.30 Acres

PARCEL NUMBER 18.01--010-02.000 IN Hemlock Twp. Township
Borough City

YEAR	TOTAL
Cert.	\$10.00
TOTAL	\$10.00

The above figures represent the amount(s) due during the month of
December, 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

COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE

Date October 21, 1998

OWNER OR REPUTED OWNER
Lunger, David G. & Mary E.
DESCRIPTION OF PROPERTY
.43 Acres

PARCEL NUMBER 18.01--010-02.000 IN Hemlock Twp. Township
Borough City

YEAR	TOTAL
Cert.	\$10.00
TOTAL	\$10.00

The above figures represent the amount(s) due during the month of
December, 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

PAID

DATE 9-30-99
DENNIS L. LONG, DIRECTOR
TAX CLAIM BUREAU

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 784-0257

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

FEB 22, 1999

LEAVENS & ROBERTS

Richard J. Roberts Jr., ESQ.

29 East Independence Street

P.O. Box 518

Shamokin, PA 17872

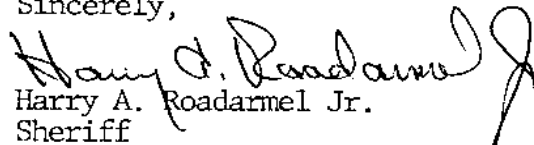
Guaranty Bank, N.A. VS David G. & Mary E. LUNGER
E.D. 84-98 and J.D. 711-98

Dear Richard:

Due to the cancelling of the above Execution against the LUNGERS,
I needed to recalculate the costs incurred in this preparation for the Sale.
You had advanced the Columbia Co. Sheriff \$900.00 at the outset, but there
is still an amount of \$254.67 owed to close-out this Sale.

Please remit the amount of \$254.67 to the Columbia Co. Sheriff, so we can
close out this Sale one more time. Thank you in advance.

Sincerely,


Harry A. Roadarmel Jr.
Sheriff

ENCL: Cost analysis sheet

**IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW**

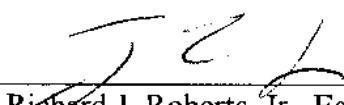
GUARANTY BANK, N.A., Plaintiff v. DAVID G. LUNGER and MARY E. LUNGER, his wife, Defendants	: : : : : : : : : :	NO. 98-CV-711 NO. EX- MORTGAGE FORECLOSURE
--	--	--

TO: COLUMBIA COUNTY SHERIFF

Seize, levy, advertise and sell all real property of the Defendants located at 26 Lunger Drive, Bloomsburg, Columbia County, Pennsylvania, and 1.593 acres of land and garage located in Hemlock Township, Columbia County, Pennsylvania. You are hereby released from all responsibility in not placing watchmen or insurance on the real property levied upon by virtue of the writ.

LEAVENS & ROBERTS

By: _____


Richard J. Roberts, Jr., Esquire
I.D. #21454
29 East Independence Street
Post Office Box 518
Shamokin, PA 17872
(717) 648-5727
Attorneys for Plaintiff

James, Mihalik, Buehner & Leipold, P.C.

29 EAST MAIN STREET
BLOOMSBURG, PA 17815-1898

THOMAS ARTHUR JAMES, JR.
JOHN A. MIHALIK
ROBERT W. BUEHNER, JR.
THOMAS E. LEIPOLD
SUSAN TETRICK JAMES
DAVID H. TRATHEN

717-784-7942
717-784-3429 (FAX)
ROBERT.SPIELMAN.CC.70@AYA.YALE.EDU

OF COUNSEL:
ROBERT SPIELMAN

November 19, 1998

VIA HAND DELIVERY

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

**RE: David & Mary Lunger
Case No. 5-98-03958**

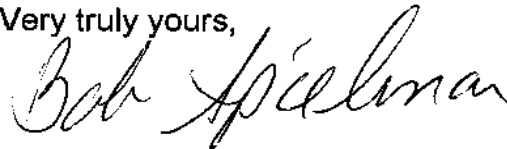
Dear Sheriff Roadarmel:

Please be advised that I filed a Chapter 13 case for David and Mary Lunger (the "Debtors") on November 17, 1998, in the United States Bankruptcy Court for the Middle District of Pennsylvania, 20 North Pennsylvania Avenue, Wilkes Barre, PA 18701. A copy of the Petition is enclosed for your review.

Please be sure to cancel the sheriff's sale that is scheduled for tomorrow, Thursday, November 19, 1998. Thank you.

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

Very truly yours,



Robert Spielman

RS/ss
Enclosure - Petition

cc: David & Mary Lunger

IN RE -----	NAME OF JOINT DEBTOR -----
Lunger, David G	Lunger, Mary E
ALL OTHER NAMES -----	ALL OTHER NAMES -----
Lunger's Auto Repair	
	None
SOC. SEC./TAX I.D. NO. -----	SOC. SEC./TAX I.D. NO. -----
172-40-3245	180-42-3622
STREET ADDRESS OF DEBTOR -----	STREET ADDRESS OF JOINT DEBTOR ----
26 Lunger Dr	26 Lunger Dr
Bloomsburg PA 17815	Bloomsburg PA 17815
COUNTY ----- TEL-(717) 387-0774	COUNTY ----- TEL-(717) 387-0774
Columbia	Columbia
MAILING ADDRESS OF DEBTOR -----	MAILING ADDRESS OF JOINT DEBTOR ---
26 Lunger Dr	26 Lunger Dr
Bloomsburg PA 17815	Bloomsburg PA 17815
LOCATION OF PRINCIPAL ASSETS OF BUSINESS DEBTOR -----	
N/A	

VENUE -----
Debtor has been domiciled or has had a residence, principal place of
business, or principal assets in this District for 180 days
immediately preceding the date of this petition or for a longer part
of such 180 days than in any other District.

INFORMATION REGARDING DEBTOR	
TYPE: Joint (Husband and Wife)	CHAPTER OF BANKRUPTCY CODE
NATURE: Business	UNDER WHICH THE PETITION
A. TYPE OF BUSINESS	IS FILED: 13
Other Business	FILING FEE
	Attached

B. BRIEFLY DESCRIBE NATURE OF BUSINESS
Auto repair

STATISTICAL/ADMINISTRATIVE INFORMATION---
Debtor estimates that funds will be
available for distribution to unsecured
creditors.

ATTORNEY NAME(S) / ADDRESS --
ROBERT SPIELMAN

Bar #21489
ROBERT SPIELMAN
29 E MAIN ST

RELIEF
Ordered

-----	range --	(sard code) -
NO. OF CREDITORS	1-15	(1)
ASSETS (thousands)	100-499	(3)
LIABIL. (thousands)	100-499	(3)
NO. OF EMPLOYEES	N/A	
EQUITY SEC. HOLDERS	N/A	

BLOOMSBURG PA 18015-1838

BLOOMSBURG PA 17015-1838
5 98 03958
(717) 784-7942

-THIS SPACE FOR COURT USE ONLY

USE ONLY

Name of Debtor:
Lunger, David G
Lunger, Mary E

Case No.:

A copy of debtor's Plan dated 11/16/98 is attached.

----- PRIOR BANKRUPTCY CASE FILED WITHIN LAST 6 YEARS -----
Location Where Filed ----- Case Number ----- Date Filed -----
MD OF PA 5-95-01663 10/10/95

- PENDING BANKRUPTCY CASE FILED BY ANY SPOUSE, PARTNER, OR AFFILIATE -
Name of Debtor ----- Case Number ----- Date Filed -----
No Pending Bankruptcies

Relationship ----- District ----- Judge -----

----- REQUEST FOR RELIEF -----
Debtor is eligible for and requests relief in accordance with the
chapter of title 11 United States Code specified in this petition.

----- SIGNATURES -----
Robert Spelman 11/16/98
Attorney signature Date

----- INDIVIDUAL OR JOINT DEBTOR(S) -----
I declare under penalty of perjury that the information provided in
this petition is true and correct.

David G. Lunger *Mary E. Lunger*
Signature of Debtor Signature of Joint Debtor
Date: 11/16/98 Date: 11/16/98

----- EXHIBIT A -----
| | Exhibit A is attached and made a part of this petition.

----- INDIVIDUAL CHAPTER 7 DEBTOR WITH PRIMARILY CONSUMER DEBTS -----
I am aware that I may proceed under Chapter 7, 11, 12, or 13 of title
11, U.S.C., understand the relief available under such chapter, and
choose to proceed under chapter 7 of such title. If I am represented
by an attorney, Exhibit B has been completed.

Signature of Debtor Signature of Joint Debtor
Date: Date:

----- EXHIBIT B -----
I, the attorney for the debtor(s) named in the foregoing petition,
declare that I have informed the debtor(s) that the debtor(s) may
proceed under chapter 7, 11, 12, or 13 of title 11 United States
Code, and have explained the relief available under such chapter.

Robert Spelman 11/16/98
Signature of Attorney Date

REAL ESTATE
SHERIFF'S SALE--COST SHEET

GUARANTY BANK N.A. vs David G. - Mary E. Lumbert
NO. 84-7 E.D. NO. 711-78 J.D. DATE OF SALE 11-17-78 TIME OF SALE 10:00

DOCKET AND RETURN	\$ 15.-
SERVICE PER DEFENDANT OR GARNISHEE	<u>145.-</u>
LEVY (PER PARCEL) <u>2</u>	<u>45.-</u>
MAILING COSTS	<u>8.31</u>
ADVERTISING, SALE BILLS, & COPIES	<u>12.-</u>
ADVERTISING SALE (PLUS NEWSPAPER)	<u>21.-</u>
MILEAGE	<u>30.-</u>
POSTING HANDBILLS	<u>30.-</u>
CRYING?ADJOURN SALE (EACH SALE) <u>2</u>	<u>30.-</u>
SHERIFF'S DEED	<u>25.00</u>
TRANSFER TAX FORM	<u>25.00</u>
DISTRIBUTION FORM	<u>11.00</u>
OTHER <u>COPIES</u>	

TOTAL.....\$ 428.21

PRESS-ENTERPRISE INC	\$ <u>560.26</u>
SOLICITOR'S SERVICES	<u>10.00</u>

TOTAL.....\$ 1098.47

PROTHONOTARY (NOTARY)	\$ <u>10.00</u>
RECORDER OF DEEDS	<u>30.50</u>

OTHER.....

TOTAL.....\$ 142.00

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$ <u>2107.71</u>
SCHOOL DISTRICT TAXES, 19	\$ <u>30.00</u>
DELINQUENT TAXES, 19, 19	\$ <u>30.00</u>

TOTAL.....\$ 2167.71

MUNICIPAL FEES DUE:

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

TOTAL.....\$ -0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....\$ 78.00

MISCELLANEOUS <u>NOTES</u>	\$ <u>8.58</u>
	\$

TOTAL.....

TOTAL COSTS (OPEN BID).....\$ 4102.88

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Company E. Co. N.H. VS and A. B. C. D. E. F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.

NO. 84-72 E.D. NO. 711-72 J.D.

DATE OF SALE: 11-19-98

BID PRICE (INCLUDES COSTS)	\$ _____
POUNDAGE 2% BID PRICE	\$ _____
TRANSFER TAX 2% BID PRICE	\$ _____
MISC. COSTS	\$ _____

TOTAL NEEDED TO PURCHASE \$ _____

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	\$ _____

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

Attorney for Plaintiff:

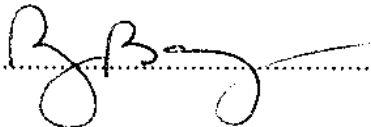
Sheriff of Columbia County

LEAVENS AND ROBERTS
Richard J. Roberts Jr., ESQ
29 East Independence Street
P.O. Box 518
Shamokin, PA 17872


Harry A. Roadarmel Jr.

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 October 29, November 5, & 12, 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.

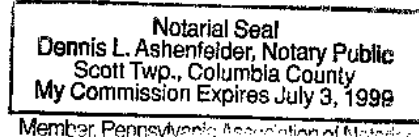
..........

Sworn and subscribed to before me this 13th day of Nov 1998.....

..........

(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.

.....

To Harry Roadland

11-16-98
D. Ottaviani

1998 COUNTY & MUNICIPAL
HEMLOCK TOWNSHIP

TAX NOTICE

MAKE CHECKS PAYABLE TO

Denise D. Ottaviani
Hemlock Twp Tax Collector
116 Frosty Valley Rd
Bloomington, PA 17815
HOURS Regular Hours:
Tues & Thurs 1:00-6:00 pm
After Oct 31 By Appointment ONLY
PHONE 717-784-9310

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

M LUNGER, DAVID G & MARY
A 26 LUNGER DRIVE
L BLOOMSBURG PA 17815
O

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

SCHOOL REAL ESTATE
HEMLOCK TWP

MAKE CHECKS PAYABLE TO

DENISE D. OTTAVIANI
116 FROSTY VALLEY ROAD
BLOOMSBURG PA 17815

HOURS TUES & THURS 1:00-6:00pm
AFTER OCT. 31 BY
APPOINTMENT ONLY
PHONE 717-784-9310

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

LUNGER, DAVID G & MARY
26 LUNGER DRIVE
BLOOMSBURG PA 17815

M
A
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O

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

OFFICE CLOSED JULY 26 - 31 & SEPT 25 - OCT 3

FOR	COLUMBIA COUNTY	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	DATE	BILL NO
	General Fund	42095	4.090	168.97		172.42	03/01/1998	00510
	Sinking Fund		.845	34.86		35.57		
	Township R.E.		1.520	75.08		76.61		
	Fire		.540	14.02		14.32		
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE				297.93		288.93		
PAY THIS AMOUNT				APRIL 30		JUNE 30		
				IF PAID ON OR BEFORE		IF PAID ON OR AFTER		

TYPE: R	PROPERTY DESCRIPTION (CNT)	TAX	
	DISCOUNT ON	2%	2%
ACCT NO: 19486	PENALTY 10%	10%	10%
PARCEL 18,01-010-02,000			
	3.30 ACRES LAND	2.610	
	BUILDINGS	25.460	
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT			
RECD BY			

TOTAL ASSESSED		40,095
DATE		07/01/98
BLOOMSBURG AREA SCHOOL DISTRICT		BILL NO 523

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	DATE	IF PAID ON OR BEFORE	IF PAID AFTER
REAL ESTATE	42095.022.870		943.46		962.71			
DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE								
PAY THIS ↑ AMOUNT								
			AUG 31	OCT 31	962.71	OCT 31		
			IF PAID ON OR BEFORE	IF PAID ON OR BEFORE				
					943.46			
				</				

FOR	DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	DATE	BILL NO
BLOOMSBURG AREA SCHOOL DISTRICT	REAL ESTATE	42095.022.870		943.46	962.71	07/01/98	523	
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE								
PAY THIS AMOUNT								
TYPE: R PROPERTY DESCRIPTION (CNT) TAX								
ACCT NO 19486 DISCOUNT ON 2%								
PARCEL 18,01-010-02,000 PENALTY 10% 10%								
3.30 ACRES LAND 2.610								
BUILDINGS 25.460								
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT								
TOTAL ASSESSED 40,095								
RECD BY								

DAVID G & MARY		SCHOOL PENALTY AT 10%		THIS TAX RETURNED	
R DRIVE		ACCT NO 18-19480		TO COURT HOUSE	
RG PA 17815		PARCEL 18,01-010-02,000		JANUARY 1, 1999	
		BUILDING	39481		
		•30 ACRES	2614		
UNPAID ADDRESSED ENVELOPE WITH YOUR PAYMENT		THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT		RECD BY	

THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 1999

11/16/95
D. Ottaviano

FOR COLUMBIA COUNTY

Two's & Three's: 1:00-1:05 pm:

After Oct 31 By Appointment Only
PHONE (717) 784-9310

MA - LFO

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESS AND ENVELOPE WITH YOUR ORDER.

PAKE CHECKS PAYABLE TO:

OURS TUES & THURS 1:00-5pm
AFTER OCT. 31 BY
APPOINTMENT ONLY
PHONE 717-784-9310

LUNGER, DAVID G & MARY E

26 LUNGER DRIVE
BLOOMSBURG PA 17815

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

OFFICE CLOSED JULY 26 - 31 & SEPT 25 - OCT 3

DATE		FOR		BLOOMSBURG AREA SCHOOL DISTRICT		DATE		BILL NO.	
07/01/98		07/01/98		07/01/98		07/01/98		524	
DESCRIPTION		ASSESSMENT		MILLS		TAX		D.U.F.	
REAL ESTATE		1873.0022.873		41.98		42.84		47.12	
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.		<div style="background-color: black; color: white; text-align: center; padding: 5px;"> PAY THIS ↑ AMOUNT </div>		41.98		42.84		47.12	
		AUG 31		OCT 31		OCT 31		OCT 31	
		IF PAID ON OR BEFORE		IF PAID ON OR BEFORE		IF PAID ON OR BEFORE		IF PAID AFTER	
PROPERTY DESCRIPTION		SCHOOL PENALTY AT 10%		ACCT NO. 18-02181		THIS TAX RETURNED TO COURT HOUSE JANUARY 1, 1999			
PARCEL 18,01-010-04,000 BUILDING		.43 ACRES		1873					
YOUR PAYMENT		THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT		RECD BY					

11/16/93
D. Ottaviani

TAX NOTICE
1998 COUNTY & MUNICIPAL
HEMLOCK TOWNSHIP
MAKE CHECKS PAYABLE TO:
Denise C. Ottaviani
Hemlock Tax Collection
116 Frosty Valley Rd
Bloomsburg, PA 17815
HOURS Regular Hours:
Tues & Thurs 1:00-6:00 pm
After Oct 31 By Appointment Only
PHONE (717) 784-9310

FOR COLUMBIA COUNTY			03/01/1998		00515	
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
General Fund	44230	4.096	177.55		181.17	199.29
Sinking Fund		.845	36.62		37.37	41.11
Township Fire		1.820	76.89		80.50	88.56
Fire		.340	14.74		15.04	16.54
PAY THIS AMOUNT			307.80		314.08	345.49
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE			APRIL 30 IF PAID ON OR BEFORE	JUNE 30 IF PAID AFTER		

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED
M
A
I
L
TO LUNGER DRIVE
BLOOMSBURG PA 17815
LUNGER, DAVID G & MARY E
26 LUNGER DRIVE
BLOOMSBURG PA 17815
HOURS TUES & THURS 1:00-6:00 pm
AFTER OCT 31 BY APPOINTMENT ONLY
PHONE (717) 784-9310

TYPE: C	PROPERTY DESCRIPTION	AMOUNT DUE	RECEIVED BY
ACCT NO 19078	Discount 2% 28	11.180	
PARCEL 18 .02--048-05,000	Penalty 10% 10%	34.050	
TOTAL ASSESSED		44,230	

TAX NOTICE
SCHOOL REAL ESTATE
FOR BLOOMSBURG AREA SCHOOL DISTRICT
DATE 07/01/98
BILL NO 525
REAL ESTATE
44230.022.870
991.31
1011.54
1112.69
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE
AUG 31 IF PAID ON OR BEFORE
OCT 31 IF PAID AFTER
1112.69
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT
TOTAL ASSESSED 44,230

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
REAL ESTATE	44230.022.870		991.31	1011.54	1112.69	
PAY THIS AMOUNT				991.31	1112.69	
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE				AUG 31 IF PAID ON OR BEFORE	OCT 31 IF PAID AFTER	

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED
LUNGER, DAVID G & MARY E
26 LUNGER DRIVE
BLOOMSBURG PA 17815
HOURS TUES & THURS 1:00-6:00 pm
AFTER OCT. 31 BY APPOINTMENT ONLY
PHONE 717-784-9310

PROPERTY DESCRIPTION	ACCT NO	PARCEL	BUILDING	1.59 ACRES
SCHOOL PENALTY AT 10%	18-19078	18,02--048-05,000	33050	11180

TAX NOTICE
SCHOOL REAL ESTATE
FOR BLOOMSBURG AREA SCHOOL DISTRICT
DATE 07/01/98
BILL NO 525
REAL ESTATE
44230.022.870
991.31
1011.54
1112.69
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE
AUG 31 IF PAID ON OR BEFORE
OCT 31 IF PAID AFTER
1112.69
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT
TOTAL ASSESSED 44,230

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED
LUNGER, DAVID G & MARY E
26 LUNGER DRIVE
BLOOMSBURG PA 17815
HOURS TUES & THURS 1:00-6:00 pm
AFTER OCT. 31 BY APPOINTMENT ONLY
PHONE 717-784-9310

OFFICE CLOSED JULY 26 - 31 & SEPT 25 - OCT 3
IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT
RECEIVED BY

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S ADMINISTRATIVE OUTLINE

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT 9-18-98

DOCKET AND INDEX 10-6-98

SET FILE FOLDER UP _____

CHECK FOR PROPER INFO _____

WRIT OF EXECUTION 3

COPY OF DESCRIPTION 3

WHEREABOUTS OF LAST KNOWN ADDRESS 2

NON-MILITARY AFFIDAVIT _____

NOTICES OF SHERIFF'S SALE 5

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST _____

CHECK FOR 65956 100.00 Guaranty Bank

* 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 Nov 19-98 1000

POST ALL DATES ON CALANDER Adv Oct 29, Nov 5 + 12

* 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 COR'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 _____

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

TELETYPE PHONE
(717) 784-6100

DATE: OCT 6-98

RE: Sheriff's Sale Advertising Dates

Guaranty Bank N.A. vs: David and Mary LUNGER

No. 84 of 1998 ED No. 711 of 1998 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week OCT 29, 1998 DATE OF SALE NOV 19, 1998 at 1000 AM

2nd week NOV 5, 1998

3rd week NOV 12, 1998

Feel free to contact me if you have any questions.

Respectfully

Harry A. Roadarmel, Jr.
Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 300

BLOOMSBURG, PA 17815

October 19, 1998

PHONE
(717) 309-5411

24 HOUR PHONE
(717) 704-6300

Richard J. Roberts, ESQ.
29 East Independence St.
P.O. Box 518
Shamokin, PA 17872

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
Guaranty Bank, N.A.
VS.
David G. & Mary E. Lunder
WRIT OF EXECUTION 84-1998
(MORTGAGE FORECLOSURE) 93 CV 711

POSTING OF PROPERTY

Oct 19, 1998 at 1310 hours POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY ^{IES} OF David G. & Mary E. Lunder, 29 Lunder Road, Bloomsburg, Pa.,
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY ~~XXXXXXX~~
SHERIFF Harry A. Roadarmel Jr.

SO ANSWERS:

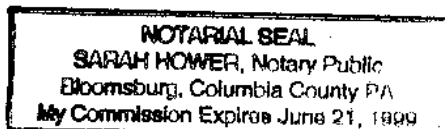
DEPUTY SHERIFF

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

Sworn and subscribed before me
this 19th day of

October 19 98

Sarah J. Hower
Sarah J. Hower



HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

TELEFAX
(717) 784-6300

Date: OCT 6, 1998

To: DOMESTIC RELATIONS
702 SAWMILL ROAD
BLOOMSBURG, PA 17815

Re: Guaranty Bank N.A. VS. David G. and Mary E. LUNGER
No: 84 of 1998 ED No: 711 of 1998 JD

Dear Sir:

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

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

Respectfully,

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

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW

GUARANTY BANK, N.A., : NO. 98-CV-711
Plaintiff :
 : NO. EX- 84-98
v. :
 : MORTGAGE FORECLOSURE
DAVID G. LUNGER and MARY E. :
LUNGER, his wife, :
Defendants :

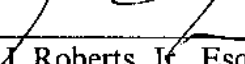
**NOTICE OF SALE OF REAL ESTATE
PURSUANT TO Pa.R.C.P. 3129.2**

TO: David G. Lunger
26 Lunger Drive
Bloomsburg, PA 17815

TAKE NOTICE that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and directed to the Columbia County Sheriff, said Sheriff will expose to a public sale at the Sheriff's Office, Columbia County Court House, Bloomsburg, Pennsylvania, on Nov. 19, 1998, at 10:00 o'clock, A.M., local time, the real estate described in the Sheriff's Handbill attached hereto and made a part hereof.

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

LEAVENS & ROBERTS

By: 
Richard J. Roberts, Jr., Esquire
I.D. #21454
29 East Independence Street
Post Office Box 518
Shamokin, PA 17872
(717) 648-5727
Attorneys for Plaintiff

DOMESTIC RELATIONS SECTION OF Columbia COUNTY

STATEMENT OF LIEN BY OPERATION OF LAW ARISING
FROM OVERDUE SUPPORT OBLIGATIONS

Part I. Obligor Information (To be completed by requestor)

Please search your records of child and spousal support obligations to determine whether any record of overdue support exists for the following person:

<u>Name</u>	<u>Date of Birth</u>	<u>Social Security Number</u>
<u>David G. Langer</u>		<u>not avail</u>
<u>Mary E. Langer</u>		<u>not avail</u>

Date: 10/98

Requestor: Col. Co. Sheriff's Dept.
Print Name

Signature

Part II - Lien Information (To be provided by DRS)

X WE HAVE NO RECORD OF ANY CASE WITH THE ABOVE-NAMED
INDIVIDUAL.

____ WE HAVE THE FOLLOWING RECORD OF OVERDUE SUPPORT
OWED BY THE ABOVE NAMED OBLIGOR. THIS OVERDUE
SUPPORT IS A LIEN BY OPERATION OF LAW AGAINST ALL
REAL ESTATE OWNED BY THE OBLIGOR WITHIN THE JUDICIAL
DISTRICT.

<u>Amount of Overdue Support</u>	<u>Next Due Date</u>	<u>Next Payment Amount</u>
----------------------------------	----------------------	----------------------------

_____	_____	_____
-------	-------	-------

Date: Oct 15, 1998

BY: Paul K. Gordon (Jat)

TITLE: Director

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

Attorney for Plaintiff:

Sheriff of Columbia County

LEAVENS AND ROBERTS
Richard J. Roberts Jr., ESQ
29 East Independence Street
P.O. Box 518
Shamokin, PA 17872

Harry A. Roadarmel Jr.

COPY

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW

GUARANTY BANK, N.A., : NO. 98-CV-711
Plaintiff :
 : NO. EX-
v. :
 : MORTGAGE FORECLOSURE
DAVID G. LUNGER and MARY E. :
LUNGER, his wife, :
Defendants :

SEP 15 2 33 PM '98

AFFIDAVIT FILED PURSUANT TO RULE 3129.1

Guaranty Bank, N.A., Plaintiff in the above action, sets forth as of the date the praccipe for the writ of execution was filed the following information concerning the real property located in Hemlock Township, Columbia County, Pennsylvania, which real property is described on Exhibit "A" attached hereto and made a part hereof:

1. Name and address of Owners or Reputed Owners:

<u>Name:</u>	<u>Address:</u>
David G. Lunger	26 Lunger Drive Bloomsburg, PA 17815

Mary E. Lunger	26 Lunger Drive Bloomsburg, PA 17815
----------------	---

2. Name and address of Defendants in the judgment:

<u>Name:</u>	<u>Address:</u>
David G. Lunger	26 Lunger Drive Bloomsburg, PA 17815

Mary E. Lunger	26 Lunger Drive Bloomsburg, PA 17815
----------------	---

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

Name:
Laubach Auto Parts, Inc.

Address:
357 Scott Avenue
Bloomsburg, PA 17815

PP&L

c/o Frank C. Baker, Esquire
6009 New Berwick Highway
Bloomsburg, PA 17815

Guaranty Bank, N.A.

639 South Main Street
Wilkes-Barre, PA 18701

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

Name:
Guaranty Bank, N.A.

Address:
639 West Main Street
Wilkes-Barre, PA 18701

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

Name:
None

Address:

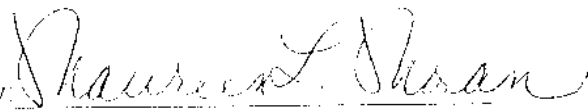
6. Name and address of every other person of whom the Plaintiff has knowledge who has an interest in the property which may be affected by the sale:

Name:
Columbia County Tax
Claim Bureau

Address:
Courthouse
Bloomsburg, PA 17815

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

GUARANTY BANK, N.A.

By: 
President

Date: August 26, 1998

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described more fully as follows, to-wit:

BEGINNING at an iron pin on the North edge of the right-of-way of Township Route No. 477, said iron pin also being the Southwest corner of lands of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife, and the Southeast corner of lands herein described; thence by the North edge of right-of-way of Township Route No. 477, South 80 degrees 09 minutes 26 seconds West, 480.70 feet; thence by the same, South 80 degrees 30 minutes 47 seconds West, 60.05 feet to an iron pin; thence by lands of Donald J. Dieffenbacher and Harold K. Dieffenbacher, North 9 degrees 57 minutes 22 seconds West, 68.23 feet to an iron pin; thence by the same, North 68 degree 06 minutes 38 seconds East, 417.00 feet to an iron pin; thence by the same, North 62 degrees 37 minutes 38 seconds East, 141.45 feet to an iron pin; thence by other lands of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife, South 9 degrees 19 minutes 19 seconds East, 198.25 feet to the place of BEGINNING. CONTAINING 1.593 acres of land. This description is in accordance with a plat of survey prepared by L. Wayne Laidacker, P.L.S., dated October 11, 1989.

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner situate along the southerly right-of-way line of Township Route No. 477, said point being in line of other lands of David G. Lunger and Mary E. Lunger, his wife; thence along the lands of said Lunger South 28 degrees 45 minutes East 147.2 feet to an iron pin corner in line of lands of Boyd H. Lunger; thence along the lands of Boyd H. Lunger South 75 degrees 30 minutes West 25 feet to an iron pin corner in line of other lands of Gary W. Fenstermacher; thence along the lands of Fenstermacher North 19 degrees West 145 feet to an iron pin corner along the southerly line of Township Route No. 477 and being the point and place of BEGINNING. CONTAINING 0.08 acres of land. Description prepared in accordance with draft of survey of A. Carl Wolfe, dated June 1, 1970.

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southern line of the public road leading from the Creek Road to Route No. 44, said iron pin being at the northeastern corner of land now or late of LeRoy Lunger; thence along the southern line of said public road, north 77 degrees 15 minutes east, 98 feet to an iron pin on line of land of Boyd H. Lunger; thence along line of land of Boyd H. Lunger, south 12 degrees east, 144 feet to an iron pin; thence along line of land of Boyd H. Lunger, south 81 degrees west, 62 feet to an iron pin on line of land of LeRoy Lunger; thence along line of land of said LeRoy Lunger, north 26 degrees west, 144 feet to an iron pin on the southern line of said public road, the place of BEGINNING. CONTAINING 0.28 acres of land as surveyed by Howard Fetterolf, R.E., on August 26, 1968

EXHIBIT "A"

**IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW**

GUARANTY BANK, N.A., <div style="text-align: right;">Plaintiff</div> <div style="text-align: center;">v.</div> DAVID G. LUNGER and MARY E. LUNGER, his wife, <div style="text-align: right;">Defendants</div>	: : : : : : :	NO. 98-CV-711 NO. EX- MORTGAGE FORECLOSURE
---	---------------------------------	--

FILED
NOV 13 2008
CLERK OF COURT
COLUMBIA COUNTY, PA

AFFIDAVIT FILED PURSUANT TO RULE 3129.1

Guaranty Bank, N.A., 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 Hemlock Township, Columbia County, Pennsylvania, which real property is described on Exhibit "A" attached hereto and made a part hereof:

1. Name and address of Owners or Reputed Owners:

<u>Name:</u>	<u>Address:</u>
David G. Lunger	26 Lunger Drive Bloomsburg, PA 17815
Mary E. Lunger	26 Lunger Drive Bloomsburg, PA 17815

2. Name and address of Defendants in the judgment:

<u>Name:</u>	<u>Address:</u>
David G. Lunger	26 Lunger Drive Bloomsburg, PA 17815
Mary E. Lunger	26 Lunger Drive Bloomsburg, PA 17815

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

Name:
Laubach Auto Parts, Inc.

Address:
357 Scott Avenue
Bloomsburg, PA 17815

PP&L

c/o Frank C. Baker, Esquire
6009 New Berwick Highway
Bloomsburg, PA 17815

Guaranty Bank, N.A.

639 South Main Street
Wilkes-Barre, PA 18701

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

Name:
Guaranty Bank, N.A.

Address:
639 West Main Street
Wilkes-Barre, PA 18701

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

Name:
None

Address:


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

Name:
Columbia County Tax
Claim Bureau

Address:
Courthouse
Bloomsburg, PA 17815

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

GUARANTY BANK, N.A.

By: 
President

Date: August 26, 1998

Feb 25th 10 AM

BANKRUPT
11-18-98

SHERIFF'S SALE

THURSDAY, NOVEMBER 19, 1998 AT 1000 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 84 OF 1998, CIVIL WRIT NO. 711 OF 1998 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., ALL THE RIGHT, TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described more fully as follows, to-wit:

BEGINNING at an iron pin on the North edge of the right-of-way of Township Route No. 477, said iron pin also being the Southwest corner of lands of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife, and the Southeast corner of lands herein described; thence by the North edge of right-of-way of Township Route No. 477, South 80 degrees 09 minutes 26 seconds West, 480.70 feet; thence by the same, South 80 degrees 30 minutes 47 seconds West, 60.05 feet to an iron pin; thence by lands of Donald J. Dieffenbacher and Harold K. Dieffenbacher, North 9 degrees 57 minutes 22 seconds West, 68.23 feet to an iron pin; thence by the same, North 68 degree 06 minutes 38 seconds East, 417.00 feet to an iron pin; thence by the same, North 62 degrees 37 minutes 38 seconds East, 141.45 feet to an iron pin; thence by other lands of Richard E. Fruit, Jr. and Patti A. Fruit, husband and wife, South 9 degrees 19 minutes 19 seconds East, 198.25 feet to the place of BEGINNING. CONTAINING 1.593 acres of land. This description is in accordance with a plat of survey prepared by L. Wayne Laidacker, P.L.S., dated October 11, 1989.

ALL THAT CERTAIN piece, parcel and tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin corner situate along the southerly right-of-way line of Township Route No. 477, said point being in line of other lands of David G. Lunger and Mary E. Lunger, his wife; thence along the lands of said Lunger South 28 degrees 45 minutes East 147.2 feet to an iron pin corner in line of lands of Boyd H. Lunger; thence along the lands of Boyd H. Lunger South 75 degrees 30 minutes West 25 feet to an iron pin corner in line of other lands of Gary W. Fenstermacher; thence along the lands of Fenstermacher North 19 degrees West 145 feet to an iron pin corner along the southerly line of Township Route No. 477 and being the point and place of BEGINNING. CONTAINING 0.08 acres of land. Description prepared in accordance with draft of survey of A. Carl Wolfe, dated June 1, 1970.

ALL THAT CERTAIN piece, parcel or tract of land situate in Hemlock Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the southern line of the public road leading from the Creek Road to Route No. 44, said iron pin being at the northeastern corner of land now or late of LeRoy Lunger; thence along the southern line of said public road, north 77 degrees 15 minutes east, 98 feet to an iron pin on line of land of Boyd H. Lunger; thence along line of land of Boyd H. Lunger, south 12 degrees east, 144 feet to an iron pin; thence along line of land of Boyd H. Lunger, south 81 degrees west, 62 feet to an iron pin on line of land of LeRoy Lunger; thence along line of land of said LeRoy Lunger, north 26 degrees west, 144 feet to an iron pin on the southern line of said public road, the place of BEGINNING. CONTAINING 0.28 acres of land as surveyed by Howard Fetterolf, R.E., on August 26, 1968.

TITLE TO SAID PREMISES IS VESTED IN DAVID G. AND MARY E. LUNGER, his wife and is located at 26 Lunger Drive, Hemlock Township, and 1.593 acres of land and garage also located in the same Township of Hemlock on Lunger Drive.

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 higher. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

SHERIFF'S SALE

THURSDAY, NOVEMBER 19, 1998 AT 1000 AM

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