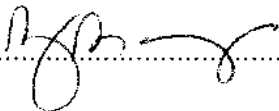
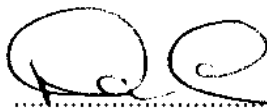


STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

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 November 18, 25, December 2, 1999 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

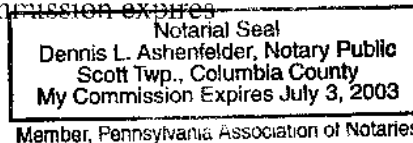
.....  


Sworn and subscribed to before me this 6th day of December, 1999.

.....  


(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.

.....

**COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE**

Date October 27, 1999

**OWNER OR REPUTED OWNER**  
Kreischer, Kelly Z. & Deborah Ann

**DESCRIPTION OF PROPERTY**  
249 Summerhill Ave.

PARCEL NUMBER 04A02 21100000 IN Berwick Boro Township  
Borough  
City

YEAR	TOTAL
1998	\$1,258.71
Lien	\$ 5.00
TOTAL	\$1,263.71

The above figures represent the amount(s) due during the month of  
December, 1999.

This is to certify that, according to our records, there are tax liens on  
the above mentioned property as of December 31, 1999.

**Excluding: Interim Tax Billings**

Requested by: Columbia County Sheriff

FEE - \$5.00  
Per Parcel

COLUMBIA COUNTY TAX CLAIM BUREAU

*J. Long*



# SHERIFF'S SALE

## Distribution Sheet

Security Savings Assoc. of Hazleton vs. Kelly Z. and Deborah Ann Kreischer  
 NO. 92-99 JD  
 NO. 90-C-99 ED  
 DATE OF SALE: DEC 9, 1999

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) DEC. 9, 1999 and (time) 10:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Household Realty Corp., 961 Weigel Dr., Elmhurst, IL 60126 for the price or sum of \$59,583.80 Fifty-nine thousand five hundred eighty three and 80/100 Dollars. Household Realty Corp. being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ 57,000.00	
Poundage .....	1,140.00	
Transfer Taxes .....	1,443.80	
Total Needed to Purchase .....		\$ 59,583.80
Amount Paid Down .....		5,958.38
Balance Needed to Purchase .....		53,625.42

### EXPENSES:


Columbia County Sheriff - Costs .....	\$ 392.48	
Poundage .....	1,140.00	\$ 1,532.48
Newspaper .....		226.44
Printing .....		
Solicitor .....		75.00
Columbia County Prothonotary .....		10.00
Columbia County Recorder of Deeds - Deed copy work .....		28.50
Realty transfer taxes .....		1,443.80
State stamps .....		
Tax Collector ( Connie Gingher--Berwick, Pa ) .....		1,122.66
Columbia County Tax Assessment Office .....		1,263.71
State Treasurer DSTE .....		88.00
Other: .....		

TOTAL EXPENSES: \$ 5,790.59

Total Needed to Purchase	\$ 59,583.80	
Less Expenses	5,790.59	
Net to First Lien Holder	53,893.21	
Plus Deposit	900.00	
Total to First Lien Holder	\$ 54,793.21	

Sheriff's Office, Bloomsburg, Pa. }

So answers

  
 Harry A. Roadarmel Jr.

Sheriff

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

Security Savings Assoc. Inc. vs KRECHER, Kenneth & Deborah Ann

NO. 92-99 E.D. NO. 90-099 J.D. DATE OF SALE Dec 9-99 TIME OF SALE 10:00

DOCKET AND RETURN	\$ 15.00
SERVICE PER DEFENDANT OR GARNISHEE	150.00
LEVY (PER PARCEL)	15.00
MAILING COSTS	24.98
ADVERTISING, SALE BILLS, & COPIES	19.50
ADVERTISING SALE (PLUS NEWSPAPER)	15.00
MILEAGE	28.50
POSTING HANDBILLS	15.00
CRYING/ADJOURN SALE (EACH SALE)	10.00
SHERIFF'S DEED	35.00
TRANSFER TAX FORM	25.00
DISTRIBUTION FORM	25.00
OTHER COPIES	12.00
	<u>2,156.00</u>

TOTAL.....\$ 392.48

PRESS-ENTERPRISE INC	CRIS.	\$ 246.44
SOLICITOR'S SERVICES		<u>75.00</u>

TOTAL.....: 301.44

PROTHONOTARY (NOTARY)	\$ 10.00
RECORDER OF DEEDS	<u>28.50</u>

OTHER

TOTAL.....28.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 1999	\$ 372.69
SCHOOL DISTRICT TAXES, 1999	\$ 949.37
DELINQUENT TAXES, 1998, 1999	\$ 1263.71

TOTAL.....2326.37

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	19	\$ 123.70
WATER--MUNICIPAL	19	<u>0.00</u>

TOTAL.....123.70

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....78.00

MISCELLANEOUS	\$
	<u>0.00</u>

TOTAL.....

TOTAL COSTS (OPEN BID).....3,330.49

LAW OFFICES  
**McCABE, WEISBERG & CONWAY, P.C.**

SUITE 2080  
FIRST UNION BUILDING  
123 SOUTH BROAD STREET  
PHILADELPHIA, PENNSYLVANIA 19109  
(215) 790-1010  
FAX (215) 790-1274

SUITE 600  
216 HADDON AVENUE  
WESTMONT, NJ 08108  
(609) 858-7080  
FAX (609) 858-7020

SUITE 1503  
52 VANDERBILT AVENUE  
NEW YORK, NY 10017  
(212) 697-0011  
FAX (212) 953-0986

TERRENCE J. McCABE

December 16, 1999

Sheriff's Office  
Columbia County  
35 West Main Street  
Bloomsburg, PA 17815

**Attn: Harry A. Roadarmel, Jr., Sheriff**

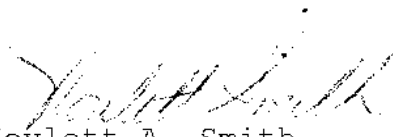
Re: Security Savings Association vs. Kreischer, Kelly & Deborah  
Columbia County; C.C.P.; Number 99 CV 128  
Property: 249 Summerhill Avenue, Berwick, PA 18603  
Our Client: Household Realty Corporation  
Date of Sheriff's Sale: December 9, 1999 at 10:00 a.m.

Dear Sheriff Roadarmel:

Enclosed please find check in the amount of \$59,583.80 which represents the amount necessary to complete settlement with the Sheriff with regard to the above referenced matter.

If you are in need of any further information, please contact me. Thank you for your cooperation in this matter.

Very truly yours,

  
Novlett A. Smith  
Legal Assistant

/nas  
Enclosure

# SHERIFF'S SALE

## Distribution Sheet

VS.

NO. \_\_\_\_\_ JD

NO. \_\_\_\_\_ ED

DATE OF SALE: \_\_\_\_\_

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

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

Bid Price .....	\$ <u>57,600.00</u>	
Poundage .....	<u>1,140.00</u>	
Transfer Taxes .....	<u>1,443.80</u>	
Total Needed to Purchase .....		\$ <u>59,583.80</u>
Amount Paid Down .....		<u>5,958.38</u>
Balance Needed to Purchase .....		<u>53,625.42</u>

**EXPENSES:**

Columbia County Sheriff - Costs .....	\$ <u>392.48</u>	
Poundage .....	<u>1,140.00</u>	
Newspaper .....		\$ <u>1,532.48</u>
Printing .....		<u>226.44</u>
Solicitor .....		<u>75.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>28.50</u>
	Realty transfer taxes	<u>1,443.80</u>
	State stamps	
Tax Collector ( <u>BLOOMSBURG - CONNIE G. GUNTER</u> )		<u>1,122.66</u>
Columbia County Tax Assessment Office .....		<u>1,263.71</u>
State Treasurer <u>DSTE</u> .....		<u>88.00</u>
Other: _____		

TOTAL EXPENSES: \$ 5,790.59

Total Needed to Purchase	\$ <u>59,583.80</u>	
Less Expenses	<u>5,790.59</u>	
Net to First Lien Holder	<u>53,793.21</u>	
Plus Deposit	<u>900.00</u>	
Total to First Lien Holder	\$ <u>54,693.21</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers

\_\_\_\_\_  
Sheriff

# Laputka and Pedri

Attorneys at Law  
19 East Broad Street  
Hazleton, Pennsylvania 18201

Theodore R. Laputka, Jr.  
Charles R. Pedri\*  
Susan M. Semak

Telephone  
(570) 459-0800  
Fax (570) 459-5899

December 9, 1999

Sheriff Harry A. Roadarmel, Jr.  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, Pennsylvania 17815

**RE: Security Savings Association v. Kreischer**  
**No. 90-C of 1999 - Sheriff's Sale - December 9, 1999**

Dear Sheriff Roadarmel:

Pursuant to the Sheriff's Sale held on December 9, 1999, the following amounts are to be paid on the distribution of the Sheriff Sale:

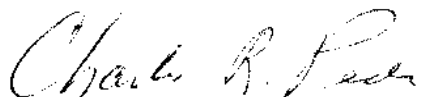
1. Principal and Interest to December 9, 1999 - \$50,135.00
2. Additional Legal Fees - \$850.00
3. Taxes and Costs - \$3,330.00
4. 2% Transfer Tax (Fair Market Value - \$72,185.00) - \$1,443.70
5. 2% Poundage on \$57,000.00 Bid - \$1,140.00
6. Ten days per diem at \$10.18 per day - \$101.80

The total amount due to Security Savings Association is \$57,000.50. Would you please make this distribution to Security Savings Association at your earliest convenience.

Thank you for your anticipated aid and cooperation in this matter.

Very truly yours,

LAPUTKA AND PEDRI



Charles R. Pedri

CRP:dmh  
cc: John Mihalik, Esquire  
Mr. Joseph Correale



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUREAU OUTLINE

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 704-6300

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

\* 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 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

TO BUYER

extra fee): 92-99

1. ☒ Addressee's Address  
2. ☐ Restricted Delivery

Consult postmaster for fee.

4a. Article Number  
2052 31180

4b. Service Type  
☐ Registered  
☐ Express Mail  
☒ Return Receipt for Merchandise  
7. Date of Delivery  
01-18-99

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

5. Received By: (Print Name)  
Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Compliance  
Clearance Support Section Dept 281230  
Harrisburg, PA 17128-0946 1230

6. Signature: (Addressee or Agent)  
Samuel J. Ventura  
PS Form 3811, December 1994

3. Article Addressed to:  
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.

102595-98-B-0229 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse?

3. Article Addressed to:  
Deborah Ann Kreisler  
R.R. 3, Box 209  
Shickshinny, PA 18655

4a. Article Number  
2 052 311 977

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

7. Date of Delivery  
11-22-99

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

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
X Deborah Kreisler

PS Form 3811, December 1994

102595-98-B-0229 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:  
Complete items 1 and 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.

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

4a. Article Number  
2052 311 901

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

7. Date of Delivery

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

5. Received By: (Print Name)

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

PS Form 3811, December 1994

102595-98-B-0229 Domestic Return Receipt

Is your RETURN ADDRESS completed on the reverse side?

SENDER:  
Complete items 1 and 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.

3. Article Addressed to:  
Small Business Administration  
7 North Wilkes Barre Blvd.  
Wilkes-Barre, PA 18702-5241

4a. Article Number  
2052 311 902

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

7. Date of Delivery  
01-18-99

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

5. Received By: (Print Name)

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

PS Form 3811, December 1994

SECURITY SAVINGS  
ASSOCIATION OF HAZLETON,

Plaintiff

vs.

KELLY Z. KREISCHER and  
DEBORAH ANN KREISCHER,

Defendants

: IN THE COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

: CIVIL ACTION – LAW

: IN MORTGAGE FORECLOSURE

: 92-99

: NO. 90-C OF 1999

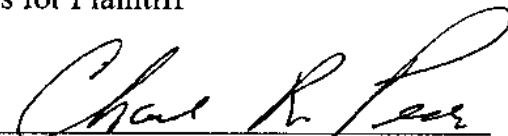
**AFFIDAVIT OF LAST KNOWN ADDRESS**

Charles R. Pedri, Esquire, attorney for the Plaintiff in the above captioned matter, being duly sworn according to law, does depose and say that the last known address of the Plaintiff, Security Savings Association of Hazleton, is 31 West Broad Street, Hazleton, Pennsylvania 18201. The last known address of Defendants, Kelly Z. Kreischer and Deborah Ann Kreischer, is 249 Summerhill Avenue, Berwick, Pennsylvania 18603.

LAPUTKA AND PEDRI


Attorneys for Plaintiff

BY:

  
Charles R. Pedri, Esquire  
Attorney ID Number 23343

Sworn and subscribed to before me

this 24<sup>th</sup> day of August, 1999.

  
Notarial Seal  
Denise Holloman, Notary Public  
Hazleton, Luzerne County  
My Commission Expires July 21, 2003

SECURITY SAVINGS  
ASSOCIATION OF HAZLETON,

Plaintiff

vs.

KELLY Z. KREISCHER and  
DEBORAH ANN KREISCHER,

Defendants

: IN THE COURT OF COMMON PLEAS  
:  
: OF COLUMBIA COUNTY  
:  
: CIVIL ACTION – LAW  
:  
: IN MORTGAGE FORECLOSURE  
:  
: 92-99  
:  
: NO. 90-C OF 1999

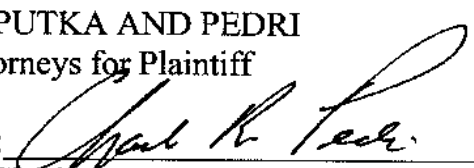
**AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANT**

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF LUZERNE :  
ss.

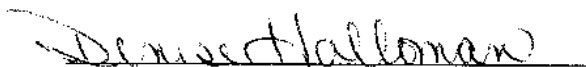
Charles R. Pedri, Esquire, being duly sworn according to law, does depose and say that he did, upon request of the Plaintiff, Security Savings Association of Hazleton, investigate the status of the Defendants, Kelly Z. Kreischer and Deborah Ann Kreischer, with regard to the Soldier's and Sailor's Civil Relief Act of 1940; and that he made such investigation personally and your affiant avers that they, are not now, nor were not, within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldier's and Sailor's Civil Relief Act of 1940.

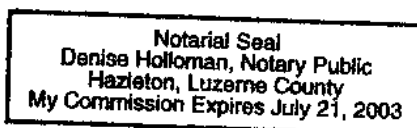
LAPUTKA AND PEDRI  
Attorneys for Plaintiff

BY:

  
Charles R. Pedri, Esquire  
Attorney ID Number 23343

Sworn and subscribed to before me  
this 24<sup>th</sup> day of August, 1999.





SECURITY SAVINGS  
ASSOCIATION OF HAZLETON,

Plaintiff

vs.

KELLY Z. KREISCHER and  
DEBORAH ANN KREISCHER,

Defendants

: IN THE COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

: CIVIL ACTION – LAW

: IN MORTGAGE FORECLOSURE

: 92-99

: NO. 90-C OF 1999

**AFFIDAVIT PURUANT TO RULE 3129**

Charles R. Pedri, Esquire, attorney for the Plaintiff in the above captioned matter, sets forth, as of the date the Praecipe for Writ of Execution was filed, the following information concerning the real property located at 249 Summerhill Avenue, Berwick, Pennsylvania, being more fully described as follows:

**SEE ATTACHED SHEET FOR DESCRIPTION OF REAL ESTATE**

1. Names and address of owners or reputed owners:

✓ Kelly Z. Kreischer and Deborah Ann Kreischer  
249 Summerhill Avenue  
Berwick, Pennsylvania 18603

2. Name and address of Defendants in the Judgment:

✓ Kelly Z. Kreischer and Deborah Ann Kreischer  
249 Summerhill Avenue  
Berwick, Pennsylvania 18603

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

a. Plaintiff, Security Savings Association of Hazleton, 31 West Broad Street, Hazleton, Pennsylvania 18201.

4. Name and address of last holder of each Mortgage of record:

a. Plaintiff, Security Savings Association of Hazleton, 31 West Broad Street, Hazleton, Pennsylvania 18201.

b. Household Realty Corporation, 350 East End Center, Store #1, Wilkes-Barre, Pennsylvania 18702.

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:

a. None.

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:

a. Tax Collector, Connie Ginghrer, 1615 Lincoln Avenue, Berwick, Pennsylvania 18603

b. Sewer Authority, Municipal Building, Attn: Chris, 344 Market Street, Berwick, Pennsylvania 18603.

c. Water Authority, Municipal Building, Attn: Chris, 344 Market Street,  
Berwick, Pennsylvania 18603. *Does Not Apply - Plaintiff*

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

LAPUTKA AND PEDRI  
Attorneys for Plaintiff

Dated: 8/30/99

BY: Charles R. Pedri  
Charles R. Pedri, Esquire  
Attorney ID Number 23343



SECURITY SAVINGS  
ASSOCIATION OF HAZLETON,

Plaintiff

vs.

KELLY Z. KREISCHER and  
DEBORAH ANN KREISCHER,

Defendants

: IN THE COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

: CIVIL ACTION – LAW

: IN MORTGAGE FORECLOSURE

:

: NO. 90-C OF 1999

**DESCRIPTION OF REAL ESTATE OWNED BY  
DEFENDANTS, KELLY Z. KREISCHER and DEBORAH ANN KREISCHER**

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

BEGINNING at an iron pin corner at the northwest corner of the intersection of Summhill Avenue and Chestnut Street;

THENCE along land conveyed to the Borough of Berwick in Deed Book Volume 115, Page 510, forming a part of Summerhill Avenue, South 33 degrees, 39 minutes West, a distance of one hundred four (104.00) feet to an iron pin corner;

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Said property is commonly known as 249 Summerhill Avenue, Berwick, Pennsylvania.

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**PARCEL NUMBER: 04.A-02-211**

SECURITY SAVINGS  
ASSOCIATION OF HAZLETON,

Plaintiff

vs.

KELLY Z. KREISCHER and  
DEBORAH ANN KREISCHER,

Defendants

: IN THE COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

: CIVIL ACTION – LAW

: IN MORTGAGE FORECLOSURE

: 92-99

: NO. 90-C OF 1999

**WAIVER OF WATCHMAN**

I, Charles R. Pedri, 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 of 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.

LAPUTKA AND PEDRI  
Attorneys for Plaintiff

BY:



Charles R. Pedri, Esquire  
Attorney ID Number 23343

SECURITY SAVINGS  
ASSOCIATION OF HAZLETON,

Plaintiff

vs.

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**WRIT OF EXECUTION**  
**NOTICE**

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically to these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the Plaintiff has a valid claim to foreclose the mortgage.

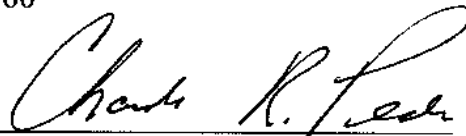
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In addition, you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

**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 SET FORTH BELOW TO FIND OUT WHERE YOU  
CAN GET LEGAL HELP.**

**SUSQUEHANNA LEGAL SERVICES**

168 East 5<sup>th</sup> Street  
Bloomsburg, Pennsylvania 17815  
(570)784-8760

A handwritten signature in cursive script, reading "Charles R. Pedri", written in black ink.

---

Charles R. Pedri, Esquire  
Attorney ID Number 23343  
19 East Broad Street  
Hazleton, Pennsylvania 18201  
(570)459-0800

SECURITY SAVINGS  
ASSOCIATION OF HAZLETON,

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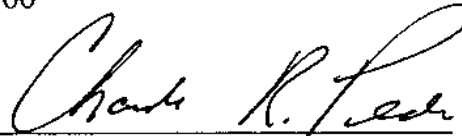
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Charles R. Pedri, Esquire  
Attorney ID Number 23343  
19 East Broad Street  
Hazleton, Pennsylvania 18201  
(570)459-0800

**TAX NOTICE** 1999 COUNTY & MUNICIPAL

BERWICK BOROUGH

MAKE CHECKS PAYABLE TO:

Connie C GINGER  
1615 Lincoln Avenue  
Berwick, PA 18603

HOURS Mon, Tue, Thur & Fri 9-4pm  
CLOSED WED. & HOLIDAYS

PHONE (570) 752-7442

FOR COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	INCL. PENALTY
General Fund	26737	4.096	107.32	109.51	120.46
Sinking Fund		.845	22.14	22.59	24.85
Borough R.E.		5.800	151.97	155.07	162.82
Fire		1.250	32.75	33.42	35.09
light		1.050	27.51	28.07	29.47

THE DISCOUNT & THE PENALTY  
HAVE BEEN COMPUTED  
FOR YOUR CONVENIENCE

**PAY THIS  
AMOUNT**

APRIL 30 341.69 348.66 372.69  
IF PAID ON OR BEFORE  
JUNE 30 IF PAID AFTER

TAXES ARE DUE & PAYABLE PROMPT PAYMENT IS REQUESTED

M  
A  
L  
O  
KREISCHER, KELLY & DEBORAH  
249 SUMMERHILL AVENUE  
BERWICK PA 18603

TYPE: R PROPERTY DESCRIPTION CNTY BORO  
ACT NO 03820 Discount 2% 2% This Tax Returned  
PARCEL 04A,02-211-00,000 Penalty 10% 5% To Courthouse On:  
PARTIAL JANUARY 01, 2000  
.41 acres LAND 7,068  
BUILDINGS 19,669

TOTAL ASSESSED 26,737

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

**TAX NOTICE** SCHOOL REAL ESTATE

MAKE CHECKS PAYABLE TO:  
BERWICK BOROUGH

CONNIE C. GINGER  
1615 LINCOLN AVENUE  
BERWICK PA 18603

HOURS MON, TUES, THURS, FRI 9am  
-4pm CLOSED WEDNESDAYS AND  
HOLIDAYS.

PHONE 570-752-7442

TAXES ARE DUE & PAYABLE PROMPT PAYMENT IS REQUESTED

M  
A  
L  
O  
KREISCHER, KELLY & DEBORAH  
249 SUMMERHILL AVENUE  
BERWICK PA 18603

THE DISCOUNT & THE PENALTY  
HAVE BEEN COMPUTED  
FOR YOUR CONVENIENCE

**PAY THIS  
AMOUNT**

AUG 31 668.15 681.79 749.97  
IF PAID ON OR BEFORE  
OCT 31 IF PAID AFTER

PROPERTY DESCRIPTION  
SCHOOL PENALTY AT 10%

ACCT NO. 04-03820  
PARCEL 04A,02-211-00,000  
PARTIAL 19669  
.41 ACRES 7068

THIS TAX RETURNED  
TO COURT HOUSE:  
JANUARY 1, 2000.

FOR DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	DATE	PAY NO
REAL ESTATE	26737.025.500		668.15	681.79	07/01/99	2276

INCL. PENALTY 749.97

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

REC'D BY:



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:

Name

Date of Birth

Social Security Number

Kelly Z. Kreischer 9-28-61

171-56-8017

Date: 11-9-99

Requestor:

Sheriff's Dept.  
Print Name

Mum # 2344100117

Case # 305100407

Signature

RRZ, Box 2793 Fort  
Meigsport, Pa

18635

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

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

X

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.

Amount of Overdue Support

Next Due Date

Next Payment Amount

163.05

Date:       

NOV - 9

BY:

Dibbie DiPasquale

TITLE:

Computer Operator

(Indicate from the record)

9 NOV 99

Dibbie DiPasquale

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 339-5622

TELEFAX  
(717) 704-6300

Date: Oct. 14, 1999

To: \_\_\_\_\_

DOMESTIC RELATIONS  
702 SAWMILL ROAD  
BLOOMSBURG, PA 17815

Re: Security Savings Assoc. of Hazleton vs. Kelly Z. & Deborah Ann Kreischer

No: 92 of 1999 ED No: 90-C of 1999 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 17815

PHONE  
(717) 369-5622

TELEPHONE  
(717) 783-6700

DATE: OCT 15, 1999

RE: Sheriff's Sale Advertising Dates:

Security Savings Ass. vs. Kelly & Deborah KREISCHER

No. 92 of 1999 P.D. No. 90-CoE 1999 J.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

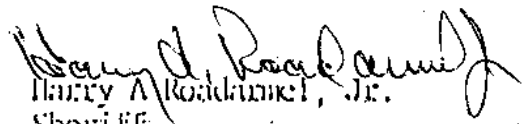
1st week Nov. 18, 1999 DATE OF SALE DEC. 9, 1999 at 1000 AM

2nd week Nov. 25, 1999

3rd week Dec. 2, 1999

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff

FOR DEPOSIT ONLY  
COLUMBIA COUNTY

**MCCABE, WEISBERG & CONWAY, P.C.**

ATTORNEYS AT LAW  
FIRST UNION BUILDING  
123 S. BROAD STREET SUITE 2080  
PHILADELPHIA, PA 19109

JEFFERSON BANK  
DOWNTOWN, PENNSYLVANIA

NUMBER

09720

60-148319

PAY: Fifty Nine Thousand Five Hundred Eighty Three

\*\*\*\*\*  
DATE AMOUNT 80/100

Dec 16/1999

\$59,583.80

TO THE Sheriff of Columbia County  
ORDER  
OF

Balance due Sheriff

ESCROW TRUST  
VOID AFTER 90 DAYS



"009720" :031901482: 42 58975"

SECURITY SAVINGS  
ASSOCIATION OF HAZLETON,

Plaintiff

vs.

KELLY Z. KREISCHER and  
DEBORAH ANN KREISCHER,

Defendants

: IN THE COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

: CIVIL ACTION – LAW

: IN MORTGAGE FORECLOSURE

: 92-99

: NO. 90-C OF 1999

**DESCRIPTION OF REAL ESTATE OWNED BY**  
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ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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**PARCEL NUMBER:** 04.A-02-211

SECURITY SAVINGS  
ASSOCIATION OF HAZLETON,

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Defendants

: IN THE COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

: CIVIL ACTION – LAW

: IN MORTGAGE FORECLOSURE

: 92-99  
: NO. 90-C OF 1999

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

TO: Kelly Z. Kreischer  
Deborah Ann Kreischer  
249 Summerhill Avenue  
Berwick, Pennsylvania 18603

Your real estate at 249 Summerhill Avenue, Berwick, Pennsylvania (see Exhibit "A" for description of property), is scheduled to be sold at Sheriff's Sale on Dec. 9, 1999 at 10:00 o'clock, A.M., at the Office of the Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the Court Judgment of \$48,092.67 plus interest and costs obtained by the Plaintiff, Security Savings Association of Hazleton (the Mortgagee), against you. If the sale is postponed, the property will be relisted for the next available Sheriff's Sale.

## **NOTICE OF OWNERS' 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 Mortgagee the back payments, late charges, costs and reasonable attorney fees due. To find out how much you must pay, you may call (570)455-9802.

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (570)455-9802.
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 if this has happened, you may call (570)455-9802.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the distribution schedule is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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(570)784-8760

  
\_\_\_\_\_  
Charles R. Pedri, Esquire  
Attorney ID Number 23343  
19 East Broad Street  
Hazleton, Pennsylvania 18201  
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ASSOCIATION OF HAZLETON,

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vs.

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Defendants

: IN THE COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

: CIVIL ACTION – LAW

: IN MORTGAGE FORECLOSURE

:

: NO. 90-C OF 1999

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COLUMBIA COUNTY SHERIFF ASSOCIATION OF MAZLEFON

572041

MATCH THE AMOUNT ON BACK OF CHECK

**PAY TO THE ORDER OF**  
**ONLY PAY TO THE ORDER OF**  
**900.00**  
**NINE HUNDRED DOLLARS AND 00 CENTS**

SN - 572041 1-REV

\*\*\*\*\* 25 1999 \*\*\*\*\* NINE HUNDRED DOLLARS AND 00 CENTS \$900.00

PAY TO THE ORDER OF COLUMBIA COUNTY SHERIFF

MTG 010107491 KREISCHER, KELLY  
FORECLOSURE FEE PURCHASER: SSA

CASHIER CHECK

VOID OVER \$900.00

*Richard J. Dulak*  
PRESIDENT

RECEIVED BY: LOAN BANK

DATE:

572041 10030014351 1173940

# SHERIFF'S SALE

THURSDAY DECEMBER 9, 1999 AT 10:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO92of1999 AND CIVIL WRIT NO90-C of 1999 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

THENCE along land conveyed to the Borough of Berwick in Deed Book Volume 185, Page 525, and forming part of Chestnut Street, South 34 degrees 19 minutes East, a distance of one hundred seventy-one and twenty-three one hundredths (171.23) feet by survey to an iron pin corner, the place of BEGINNING.

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**PARCEL NUMBER: 04.A-02-211**

## TERMS OF SALE

**Minimum Payment at Time of Sale:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale:

**Remaining Balance of Bid Price:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

ATTORNEY FOR PLAINTIFFS:  
Laputka and Pedri  
19 East Broad Street  
Hazleton, PA 18201

HARRY A. ROADARMEL JR.  
Columbia County Sheriff



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

SECURITY SAVINGS

ASSOCIATION OF HAZLETON

vs

KELLY Z. KREISCHER and

DEBORAH ANN KREISCHER

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 90-C Term 1999 E.D.

No. Writ 92 of 1999 Term 19   A.D.

No.                      Term 19   J.D.

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

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgement, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

(SEE ATTACHED DESCRIPTION)

Amount Due

\$ 48,092.67

Interest from May 20, 1999

\$ 814.28 (Plus addl. interest to  
the date of Sheriff's Sale)

Total

\$ 48,906.95 Plus costs

as endorsed.

Dated

8/31/1999  
(SEAL)

Fanni B. Kline EAB  
Prothonotary, Common Pleas Court of  
Columbia County, Penna.

By:

Deputy