

# SHERIFF'S SALE

## Distribution Sheet

POSTED March 14, 2002

Cross Valley Federal Credit

VS. Hung Bui

NO. 401-98 JD

DATE OF SALE: March 6, 2002

NO. 132-01 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) March 6, 2002 and (time) 9:30 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 Judith Ann Ernst for the price or sum of \$46,055.14 Forty Six Thousand Fifty Five and 14/100 Dollars. Judith Ann Ernst being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>44,000.00</u>	
Poundage .....	<u>880.00</u>	
Transfer Taxes .....	<u>1,174.14</u>	
Total Needed to Purchase .....		\$ <u>46,055.14</u>
Amount Paid Down .....		<u>46,055.14</u>
Balance Needed to Purchase .....		<u>-0-</u>

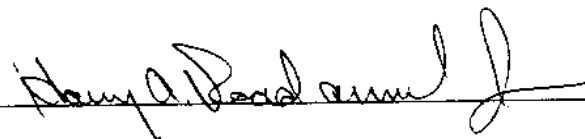
### EXPENSES:

Columbia County Sheriff - Costs.....	\$ <u>381.50</u>	
Poundage .....	<u>880.00</u>	\$ <u>1,261.50</u>
Newspaper.....		<u>467.12</u>
<del>Printing</del> Web Posting.....		<u>150.00</u>
Solicitor .....		<u>75.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	
	Realty transfer taxes	<u>587.57</u>
	State stamps	<u>616.07</u>
Tax Collector ( )		
Columbia County Tax Assessment Office.....		<u>3,353.96</u>
State Treasurer .....		<u>120.00</u>
Other: <u>Notary</u>		<u>8.00</u>
<u>Bloomsburg Sewer</u>		<u>59.94</u>
TOTAL EXPENSES:		\$ <u>6,709.16</u>

Total Needed to Purchase	\$ <u>46,055.14</u>
Less Expenses	<u>6,709.16</u>
Net to First Lien Holder	<u>39,245.98</u>
Plus Deposit	<u>1,200.00</u>
Total to First Lien Holder	\$ <u>40,445.98</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers



Sheriff

Date: 03/19/2002

Columbia County Court of Common Pleas

NO. 0002280

Time: 03:13 PM

Receipt

Page 1 of 1

Received of: Col Cty Sheriff Office \$ 10.00

Ten and 00/100 Dollars

	Amount
Misc Fee	10.00
<b>Total:</b>	<b>10.00</b>

Check: 202

Payment Method: Check

Amount Tendered: 10.00

Clerk: BSILVETT

Tami Kline, Prothonotary

By: \_\_\_\_\_  
Deputy Clerk

# SHERIFF'S SALE

POSTED March 14, 2002

## Distribution Sheet

Cross Valley Federal Credit

VS. Hung Bui

NO. 401-98 JD

NO. 132-01 ED

DATE OF SALE: March 6, 2002

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) March 6, 2002 and (time) 9:30 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 Judith Ann Ernst for the price or sum of \$46,055.14 Forty Six Thousand Fifty Five and 14/100 Dollars. Judith Ann Ernst 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 .....	\$ 44,000.00	
Poundage .....	880.00	
Transfer Taxes .....	1,174.14	
Total Needed to Purchase .....		\$ 46,055.14
Amount Paid Down .....		46,055.14
Balance Needed to Purchase .....		-0-

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ 381.50	
Poundage .....	880.00	\$ 1,261.50
Newspaper .....		467.12
<del>Printing</del> Web Posting .....		150.00
Solicitor .....		75.00
Columbia County Prothonotary .....		10.00
Columbia County Recorder of Deeds -	Deed copy work	
	Realty transfer taxes	587.57
	State stamps	616.07
Tax Collector ( )		
Columbia County Tax Assessment Office .....		3,353.96
State Treasurer .....		120.00
Other: Notary .....		8.00
Bloomsburg Sewer .....		59.94
TOTAL EXPENSES:		\$ 6,709.16

Total Needed to Purchase	\$ 46,055.14	
Less Expenses	6,709.16	
Net to First Lien Holder	39,345.98	39,345.98
Plus Deposit	1,200.00	
Total to First Lien Holder	\$ 40,545.98	40,545.98

Sheriff's Office, Bloomsburg, Pa. }

So answers

Darryl A. Readman Sheriff

# SHERIFF'S SALE

## Distribution Sheet

Gross Valley Ford Credit vs. Mung Eui  
 NO. 132-01 JD  
 NO. 401-92 ED  
 DATE OF SALE: 3-6-02

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) March 6, 2002 and (time) 0930, 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 Judith Ann Ernst for the price or sum of \$46,055.14 Forty Six Thousand Five Hundred and Fifteen Dollars. Judith Ann Ernst being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>44,000.00</u>	
Poundage .....	<u>80.00</u>	
Transfer Taxes .....	<u>1175.14</u>	
Total Needed to Purchase .....		\$ <u>46,055.14</u>
Amount Paid Down .....		<u>46,055.14</u>
Balance Needed to Purchase .....		<u>-0-</u>

### EXPENSES:

Columbia County Sheriff - Costs .....	\$ <u>381.50</u>	
Poundage .....	<u>880.00</u>	
Newspaper .....		\$ <u>1261.50</u>
Printing <u>Taxiernet Ad</u> .....		<u>467.12</u>
Solicitor .....		<u>150.00</u>
Columbia County Prothonotary .....		<u>75.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>10.00</u>
	Realty transfer taxes	<u>587.57</u>
	State stamps	<u>616.07</u>
Tax Collector ( )		<u>3353.96</u>
Columbia County Tax Assessment Office .....		<u>120.00</u>
State Treasurer <u>DSTE</u> .....		<u>8.00</u>
Other: <u>Notary</u> .....		<u>59.94</u>
<u>Bloomsburg Sheriff</u> .....		
TOTAL EXPENSES:		\$ <u>6709.16</u>

Total Needed to Purchase	\$ <u>46,055.14</u>	
Less Expenses	<u>6709.16</u>	
Net to First Lien Holder	<u>39345.98</u>	
Plus Deposit	<u>1200.00</u>	
Total to First Lien Holder	\$ <u>40545.98</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers

Sheriff



**FIRST FEDERAL  
BANK**

12 E. BROAD STREET  
HAZLETON, PA 18201

CASH WITHIN 60 DAYS - NOT VALID THERE AFTER

FD-723  
2015

02 01687

DATE 03/06/02

03-06-02

PAY  
TO  
THE  
ORDER  
OF

FIRST FEDERAL BANK  
JUDITH ANN BRNST  
**\$46,055.14**

\$46,055.14

COUNTER CHECK

AUTHORIZED SIGNATURE

VOID OVER \$46,055.14

⑈0201687⑈ ⑆231372439⑆5 019999119⑈

Cross Valley Federal Credit Union VS. Henry Bui  
132-01 E.D. No. 401-98 J.D. Date of Sale 3-6-02 Time of Sale 930

POCKET & RETURN

\$ 15.00

SERVICE PER DEFENDANT OR GARNISHEE

165.00

FEVY ( PER PARCEL )

15.00

MAILING COSTS

32.50

ADVERTISING, SALE BILLS & COPIES

17.50

ADVERTISING SALE (PLUS NEWSPAPER)

15.00

MILEAGE

6.00

POSTING HANDBILL

15.00

CRYING/ADJOURN SALE (EACH SALE)

10.00

SHERIFF'S DEED

35.00

TRANSFER TAX FORM

25.00

DISTRIBUTION FORM

25.00

OTHER

8.50

*copies*  
*Notary*  
TOTAL \*\*\*\*\*\$ 389.50

*web posting*  
PRESS-ENTERPRISE INC

150.00

SOLICITOR'S SERVICES

\$ 467.12

TOTAL \*\*\*\*\*\$ 692.12

PROTHONOTARY (NOTARY)

\$ 10.00

RECORDER OF DEEDS

28.50

OTHER

TOTAL \*\*\*\*\*\$ 38.50

REAL ESTATE TAXES:

BOROUGH, TWP & COUNTY TAXES 20

\$

SCHOOL DISTRICT TAXES 20

\$

DELINQUENT TAXES 99 20.00 of

3353.96

TOTAL \*\*\*\*\*\$ 3353.96

MUNICIPAL FEES DUE:

SEWER- MUNICIPAL 20

\$ 59.94

WATER- MUNICIPAL 20

TOTAL \*\*\*\*\*\$ 59.94

SURCHARGE FEE: STATE TREASURER ( TRAINING FEE )

TOTAL \*\*\*\*\*\$ 120.00

MISCELLANEOUS

\$

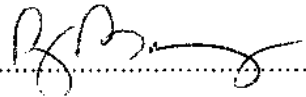
\$

TOTAL \*\*\*\*\*\$ - 0

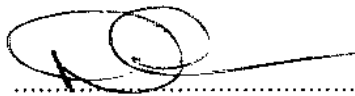
TOTAL COSTS ( OPEN BID ) \*\*\*\*\*\$ 4654.02

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 notice or advertisement in the February 13, 20, 27, 2002 exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement 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.

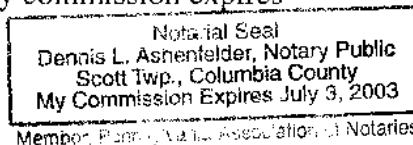
  
.....

Sworn and subscribed to before me this 1st day of MARCH 2002

  
.....

(Notary Public)

My commission expires



And now, ....., 20....., 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.

.....

CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,

Plaintiff

vs.

HUNG M. BUI and the UNITED STATES,  
OF AMERICA

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE

:  
:  
:  
:  
:

: NO. 401 OF 1998

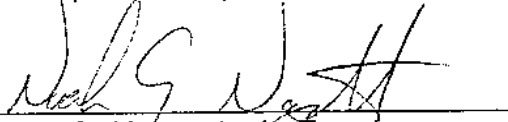
### **CERTIFICATE OF SERVICE**

I, Noah G. Naparsteck, Esquire, do hereby certify that on January 9, 2002,  
I served a copy of NOTICE TO UNITED STATES GOVERNMENT OF RESCHEDULED  
SALE OF REAL PROPERTY PURSUANT TO 26 U.S. CODE SECTION 7425 AND 26 CFR  
400 ET SEQ., a copy of which is attached, upon the following departments of the United  
States Internal Revenue Service, by U. S. Mail, Certified, addressed as follows:

Internal Revenue Service  
ATTN: Special Procedures Branch  
Chief Advisory Unit  
10001 Liberty Avenue, Suite 1300  
Pittsburgh, PA 15222

United States Department of Justice  
U.S. Atty. For the Middle District  
Federal Building  
228 Walnut Street  
PO Box 11754  
Harrisburg, PA 17108

LAW OFFICES  
DERR, PURSEL, LUSCHAS & NORTON



Noah G. Naparsteck, Esquire  
120 W. Main Street  
Bloomsburg, PA 17815  
Counsel for Plaintiff



CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE  
:  
:  
:

VS.

HUNG M. BUI and THE UNITED STATES  
OF AMERICA,  
Defendants

: NO. 401 CV 1998  
: NO. 132 ED 2001  
:

NOTICE TO UNITED STATES GOVERNMENT OF RESCHEDULED SALE OF REAL  
PROPERTY PURSUANT TO 26 U.S. CODE SECTION 7425 AND 26 CFR 400 ET SEQ.

TO: INTERNAL REVENUE SERVICE  
ATTN: SPECIAL PROCEDURES BRANCH  
ATTN: CHIEF ADVISORY UNIT  
1001 LIBERTY AVENUE  
SUITE 1300  
PITTSBURGH, PA 15222

-and-

UNITED STATES OF AMERICA  
OFFICE OF THE ATTORNEY GENERAL  
UNITED STATES DEPARTMENT OF JUSTICE  
10<sup>th</sup> STREET and CONSTITUTION AVE., NW  
WASHINGTON, D.C. 20530

-and-

UNITED STATES DEPARTMENT OF JUSTICE  
UNITED STATES ATTORNEY, MIDDLE DISTRICT OF PENNSYLVANIA  
FEDERAL BUILDING  
228 WALNUT STREET  
P.O. BOX 11754  
HARRISBURG, PA 17108

NOTICE IS HEREBY GIVEN that CROSS VALLEY FEDERAL CREDIT UNION

(successor by name change to Wilkes-Barre Federal Credit Union), the first mortgagee and first  
lienholder on the properties hereinafter described, will cause to have same exposed to public sale,

by execution issued out of the Court of Common Pleas of Columbia County to No. 132 of 2001 E.D., pursuant to judgment taken against the Defendants. A public sale has been scheduled for March 6, 2002 at 9:30 A.M., in the Sheriff's Office located at the Columbia County Courthouse, Town of Bloomsburg, Columbia County, Pennsylvania. Note that a prior sheriff's sale had been scheduled for January 11, 2001 at 10:30 A.M., pursuant to a Writ of Execution filed to the Court of Common Pleas of Columbia County to No. 223 E.D. 2000. The Sheriff's Sale was rescheduled due to a bankruptcy filed by the Defendant Hung M. Bui. The Plaintiff has obtained Relief from the Automatic Stay by Order of Court dated September 6, 2001 issued by the Honorable John J. Thomas, Bankruptcy Judge.

The individual submitting this Notice is Noah G. Naparstek, Esquire, of the Law Offices of Derr, Pursel, Luschas, and Norton, 120 West Main Street, Bloomsburg, PA 17815, Attorney for Plaintiff, CROSS VALLEY FEDERAL CREDIT UNION, P.O. Box 597, Wilkes-Barre, PA 18703.

The United States Government has filed against the above-named Defendant Mortgage Debtor, Hung M. Bui, and the hereinafter described properties, the following: (1) Notice of Federal Tax Lien under Internal Revenue Laws filed to Columbia County 1097 of 1994, in the face amount of sixty six thousand three hundred and thirty two dollars and forty one cents (\$66,332.41), in the Office of the Prothonotary of Columbia County. The name and address of the taxpayer whose liability created such lien is listed as: Hung M. Bui, 304 Railroad Street, Danville, PA 17821-2042. (2) Notice of Federal Tax Lien under Internal Revenue Laws filed to Columbia County No. 1443 of 1994, in the face amount of two thousand and fifty three dollars and thirty four cents (\$2,053.34), in the Office of the Prothonotary of Columbia County. The name and address of the taxpayer whose liability created said lien is listed as: Hung M. Bui, 304

Railroad Street, Danville, PA 17821-2042. (3) Notice of Federal Tax Lien under Internal Revenue Laws filed to Columbia County No. 1444 of 1994, in the face amount of four thousand eight hundred dollars and sixty cents (\$4800.60), in the Office of the Prothonotary of Columbia County. The name and address of the taxpayer whose liability created said lien is listed as: Hung M. Bui, 304 Railroad Street, Danville, PA 17821-2042. Copies of the aforesaid Notices are attached hereto, incorporated herein, and referred to hereafter as Exhibit "A".

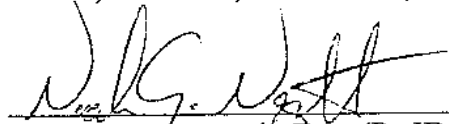
The property to be exposed to Sheriff's Sale is a parcel of land improved with a frame dwelling house, more commonly known as 550 East Third Street, Bloomsburg, Columbia County, PA 17815. A copy of the Sheriff's Sale Description is attached hereto, incorporated herein, and referred to hereafter as Exhibit "B".

The scheduled sale will take place on Wednesday, March 6, 2002, at 9:30 A.M., pursuant to the Writ of Execution issued to 132 ED 2001, a copy of which is attached hereto, incorporated herein, and referred to hereafter as Exhibit "C". The property shall be sold by public sale to the highest and best bidder.

The approximate amount of principal, interest and attorney's commission secured by the mortgage being enforced is \$57,465.06 (Plus a per diem charge at the rate of \$12.1276 per day from November 5, 2001 through the date of any Sheriff's Sale pursuant to the judgment entered, together with all costs of suit and any monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full foreclosure and sale of the mortgaged property). The costs incurred in the prosecution of the mortgage foreclosure action are approximately \$1,000. The actual costs which the Sheriff will be entitled to, from the proceeds of the sale, cannot yet be ascertained; however, they may include poundage, local realty taxes, transfer taxes, certified tax searches and miscellaneous Sheriff's costs. The proceeds of sale will be distributed as the parties may be entitled. The Sheriff will within thirty (30) days of sale file a Schedule of Distribution in his

office for inspection, and the distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAW OFFICES OF  
DERR, PURSEL, LUSCHAS, & NORTON

A handwritten signature in black ink, appearing to read 'Noah G. Naparsteck', written over a horizontal line.

Noah G. Naparsteck, Esq. (Pa ID# 82190)  
120 West Main St.  
PO Box 339  
Bloomsburg, PA 17815  
(570) 784-4654

## Notice of Federal Tax Lien

District Philadelphia, PA	Serial Number 730410784	For Optional Use by Recording Office
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As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer HUNG M BUI  
MING'S DYNASTY

94 JW #1097

Residence 304 RAILROAD ST  
DANVILLE, PA 17821-2042

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
941	03/31/91	23-2635884	08/01/94	08/31/04	6677.74
941	06/30/91	23-2635884	08/01/94	08/31/04	2858.02
941	09/30/91	23-2635884	05/04/92	06/03/02	260.00
941	12/31/91	23-2635884	05/11/92	06/10/02	5878.09
941	03/31/92	23-2635884	03/01/94	03/31/04	5264.22
941	06/30/92	23-2635884	08/01/94	08/31/04	5610.71
941	09/30/92	23-2635884	08/01/94	08/31/04	6029.07
941	12/31/92	23-2635884	08/03/94	09/07/04	5477.51
941	03/31/93	23-2635884	08/01/94	03/31/04	5864.59
941	06/30/93	23-2635884	08/01/94	08/31/04	5769.02
941	12/31/93	23-2635884	08/01/94	03/31/04	5582.89
941	03/31/94	23-2635884	08/01/94	03/31/04	4883.77
940	12/31/91	23-2635884	05/18/92	06/17/02	1428.53
940	12/31/92	23-2635884	08/03/94	09/07/04	3836.55
940	12/31/93	23-2635884	08/08/94	09/07/04	911.70

Place of Filing

Prothonotary  
Columbia County  
Bloomsburg, PA 17815

Total

\$

66332.41

This notice was prepared and signed at Philadelphia, PA, on this,

the 10th day of August, 1994.

Signature

for Charles Condry

Title

Revenue Officer

23-01-1444

EXHIBIT

A

(NOTE: Certificate of officer authorized by law to take a  
Rev. Rul. 71-466, 1971-2 C.B. 409)

Part 1 -

I to the validity of Notice of Federal Tax Lien

Form 668 (Y) (Rev. 10-93)

## Notice of Federal Tax Lien Under Internal Revenue Laws

District Philadelphia, PA	Serial Number 239414155	For Optional Use by Recording Office
------------------------------	----------------------------	--------------------------------------

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following-named taxpayer. Demand for payment of this liability has been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer HUNG M EUI  
MINGO DYNASTY

Residence 304 RAILROAD ST  
DANVILLE, PA 17821-2042

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
941	09/30/93	23-2635884	08/01/94	06/31/04	4800.60
Place of Filing Prothonotary Columbia County Bloomsburg, PA 17815					Total \$ 4800.60

This notice was prepared and signed at Philadelphia, PA, on this,

the 18th day of October, 19 94.

Signature for Charles Cordrey	Title Revenue Officer 23-01-1444
----------------------------------	--

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

No. \_\_\_\_\_

United States

VS.

## Notice of Tax Lien

Filed this \_\_\_\_\_

19\_\_\_\_\_, at \_\_\_\_\_ m.  
day of \_\_\_\_\_

Clerk (or Registrar).

Form 668 (7) (Rev. 1-51)

[REDACTED]

## Excerpts From Internal Revenue Code

## Sec. 6321. Lien For Taxes

If any person liable to pay any tax neglects or refuses to pay the same after demand, the amount (including any interest, additional amount, addition to tax, or assessable penalty, together with any costs that may accrue in addition thereto) shall be a lien in favor of the United States upon all property and rights to property, whether real or personal, belonging to such person.

## Sec. 6322. Period Of Lien.

Unless another date is specifically fixed by law, the lien imposed by section 6321 shall arise at the time the assessment is made and shall continue until the liability for the amount so assessed (or a judgment against the taxpayer arising out of such liability) is satisfied or becomes unenforceable by reason of lapse of time.

## Sec. 6323. Validity and Priority Against Certain Persons.

(a) **Purchaser's, Holders Of Security Interests, Mechanic's Lienors, And Judgment Lien Creditors.**—The lien imposed by section 6321 shall not be valid as against any purchaser, holder of a security interest, mechanic's lienor, or judgment lien creditor until notice thereof which meets the requirements of subsection (f) has been filed by the Secretary.

(f) **Place For Filing Notice; Form.**—

(1) **Place For Filing.**—The notice referred to in subsection (a) shall be filed:

(A) Under State Laws

(i) **Real Property.**—In the case of real property, in one office within the State (or the county, or other governmental subdivision), as designated by the laws of such State, in which the property subject to the lien is situated; and

(ii) **Personal Property.**—In the case of personal property, whether tangible or intangible, in one office within the State (or the county, or other governmental subdivision), as designated by the laws of such State, in which the property subject to the lien is situated; except that State law merely conforming to reenacting Federal law establishing a national filing system does not constitute a second office for filing as designated by the laws of such State; or

(iii) **U.S. Clerk Of District Court.**—In the office of the clerk of the United States district court for the judicial district in which the property subject to lien is situated, whenever the State has not by law designated one office which meets the requirements of subparagraph (A), or

(iv) **With Recorder Of Deeds Of The District Of Columbia.**—In the office of the Recorder of Deeds of the District of Columbia, if the property subject to the lien is situated in the District of Columbia.

(2) **Situs Of Property Subject To Lien.**—For purposes of paragraphs (1) and (4), property shall be deemed to be situated: (A) **Real Property.**—In the case of real property, at its physical location; or

(B) **Personal Property.**—In the case of personal property, whether tangible or intangible, at the residence of the taxpayer at the time the notice of lien is filed.

For purposes of paragraph (2) (B), the residence of a corporation or partnership shall be deemed to be the place at which the principal executive office of the business is located, and the residence of a taxpayer whose residence is without the United States shall be deemed to be in the District of Columbia.

(3) **Form.**—The form and content of the notice referred to in subsection (a) shall be prescribed by the Secretary. Such notice shall be valid notwithstanding any other provision of law regarding the form or content of a notice of lien.

**Note:** See section 6323(b) for protection for certain interests even though notice of lien imposed by section 6321 is filed with respect to:

1. Securities
2. Motor vehicles
3. Personal property purchased at retail
4. Personal property purchased in casual sale
5. Personal property subjected to possessory lien
6. Real property tax and special assessment liens
7. Residential property subject to a mechanic's lien for certain repairs and improvements
8. Attorney's liens
9. Certain insurance contracts
10. Passbook loans

(5) **Refiling Of Notice.**—For purposes of this section:

(1) **General Rule.**—Unless notice of lien is refilled in the manner prescribed in paragraph (2) during the required refiling period, such notice of lien shall be treated as filed on the date on which it is filed (in accordance with subsection (f)) after the expiration of such refiling period.

(2) **Place For Filing.**—A notice of lien refilled during the required refiling period shall be effective only:

(A) If:

(i) such notice of lien is refilled in the office in which the prior notice of lien was filed; and

(ii) in the case of real property, and the fact of refiling is entered and recorded in an index to the extent required by subsection (f) (4); and

(B) in any case in which, 90 days or more prior to the date of a refiling of notice of lien under subparagraph (A), the

Secretary received written information (in the manner prescribed in regulations issued by the Secretary) concerning a change in the taxpayer's residence, if a notice of such lien is also filed in accordance with subsection (f) in the State in which such residence is located.

(3) **Required Refiling Period.**—In the case of any notice of lien, the term "required refiling period" means:

(A) the one-year period ending 30 days after the expiration of 10 years after the date of the assessment of the tax; and

(B) the one-year period ending with the expiration of 10 years after the close of the preceding required refiling period for such notice of lien.

## Sec. 6325. Release Of Lien Or Discharge Of Property.

(a) **Release Of Lien.**—Subject to such regulations as the Secretary may prescribe, the Secretary shall issue a certificate of release of any lien imposed with respect to any internal revenue tax not later than 30 days after the day on which:

(1) **Liability Satisfied or Unenforceable.**—The Secretary finds that the liability for the amount assessed, together with all interest in respect thereof, has been fully satisfied or has become legally unenforceable; or

(2) **Bond Accepted.**—There is furnished to the Secretary and accepted by him a bond that is conditioned upon the payment of the amount assessed, together with all interest in respect thereof, within the time prescribed by law (including any extension of such time), and that is in accordance with such requirements relating to terms, conditions, and form of the bond and sureties thereon, as may be specified by such regulations.

## Sec. 6103. Confidentiality and Disclosure of Returns and Return Information.

(a) **Disclosure of Certain Returns and Return Information For Tax Administration Purposes.**—

(2) **Disclosure of amount of outstanding lien.**—If a notice of lien has been filed pursuant to section 6323(f), the amount of the outstanding obligation secured by such lien may be disclosed to any person who furnishes satisfactory written evidence that he has a right in the property subject to such lien or intends to obtain a right in such property.

(Rev. January 1991)

## Notice of Federal Tax Lien Under Internal Revenue Laws

District Philadelphia, PA	Serial Number 239414042	For Optional Use by Recording Office
------------------------------	----------------------------	--------------------------------------

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following-named taxpayer. Demand for payment of this liability has been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer HUNG M BUI  
MINGS DYNASTY

94-30-1443

Residence 304 RAILROAD ST  
DANVILLE, PA 17821-2042

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
941	06/30/94	23-2635884	10/10/94	11/09/04	2053.34
Place of Filing Prothonotary Columbia County Bloomsburg, PA 17815					Total \$ 2053.34

This notice was prepared and signed at Philadelphia, PA, on this,

the 18th day of October, 1994.

Signature for Charles Cordrey	Title Revenue Officer 23-01-1444
----------------------------------	--

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax Lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

FILED  
PROTHONOTARY  
CLERK OF COURTS OFFICE  
OCT 24 10 21 AM '94



No. \_\_\_\_\_

United States

VS.

## Notice of Tax Lien

Filed this \_\_\_\_\_

19\_\_\_\_\_, at \_\_\_\_\_ m.

day of \_\_\_\_\_

Clerk (or Registrar).

Form 668 (Y) (Rev. 1-81)

RECEIVED

## Excerpts From Internal Revenue Code

## Sec. 6321. Lien For Taxes

If any person liable to pay any tax neglects or refuses to pay the same after demand, the amount (including any interest, additional amount, addition to tax, or assessable penalty, together with any costs that may accrue in addition thereto) shall be a lien in favor of the United States upon all property and rights to property, whether real or personal, belonging to such person.

## Sec. 6322. Period Of Lien.

Unless another date is specifically fixed by law, the lien imposed by section 6321 shall arise at the time the assessment is made and shall continue until the liability for the amount so assessed (or a judgment against the taxpayer arising out of such liability) is satisfied or becomes unenforceable by reason of lapse of time.

## Sec. 6323. Validity and Priority Against Certain Persons.

(a) **Purchaser's, Holders Of Security Interests, Mechanic's Lienors, And Judgment Lien Creditors.**—The lien imposed by section 6321 shall not be valid as against any purchaser, holder of a security interest, mechanic's lienor, or judgment lien creditor until notice thereof which meets the requirements of subsection (f) has been filed by the Secretary.

(f) **Place For Filing Notice; Form.**—

(1) **Place For Filing.**—The notice referred to in subsection (a) shall be filed—

(A) Under State Laws

(i) Real Property.—In the case of real property, in one office within the State (or the county, or other governmental subdivision), as designated by the laws of such State, in which the property subject to the lien is situated; and

(ii) Personal Property.—In the case of personal property, whether tangible or intangible, in one office within the State (or the county, or other governmental subdivision), as designated by the laws of such State, in which the property subject to the lien is situated; except that State law merely conforming to reenacting Federal law establishing a national filing system does not constitute a second office for filing as designated by the laws of such State; or

(iii) With Clerk Of District Court.—In the office of the clerk of the United States district court for the judicial district in which the property subject to lien is situated, whenever the State has not by law designated one office which meets the requirements of subparagraph (A), or

(C) With Recorder Of Deeds Of The District Of Columbia.—In the office of the Recorder of Deeds of the District of Columbia, if the property subject to the lien is situated in the District of Columbia.

(2) **Situs Of Property Subject To Lien.**—For purposes of paragraphs (1) and (4), property shall be deemed to be situated—

(A) Real Property.—In the case of real property, at its physical location, or

(B) Personal Property.—In the case of personal property, whether tangible or intangible, at the residence of the taxpayer at the time the notice of lien is filed.

For purposes of paragraph (2) (B), the residence of a corporation or partnership shall be deemed to be the place at which the principal executive office of the business is located, and the residence of a taxpayer whose residence is without the United States shall be deemed to be in the District of Columbia.

(3) **Form.**—The form and content of the notice referred to in subsection (a) shall be prescribed by the Secretary. Such notice shall be valid notwithstanding any other provision of law regarding the form or content of a notice of lien.

**Note:** See section 6323(b) for protection for certain interests even though notice of lien imposed by section 6321 is filed with respect to:

1. Securities
2. Motor vehicles
3. Personal property purchased at retail
4. Personal property purchased in casual sale
5. Personal property subjected to possessory lien
6. Real property tax and special assessment liens
7. Residential property subject to a mechanic's lien for certain repairs and improvements
8. Attorney's liens
9. Certain insurance contracts
10. Passbook loans

(g) **Refiling Of Notice.**—For purposes of this section—

(1) **General Rule.**—Unless notice of lien is refilled in the manner prescribed in paragraph (2) during the required refiling period, such notice of lien shall be treated as filed on the date on which it is filed (in accordance with subsection (f)) after the expiration of such refiling period.

(2) **Place For Filing.**—A notice of lien refilled during the required refiling period shall be effective only—

(A) If—

(i) such notice of lien is refilled in the office in which the prior notice of lien was filed; and

(ii) in the case of real property, and the fact of refiling is entered and recorded in an index to the extent required by subsection (f) (4), and

(B) in any case in which, 90 days or more prior to the date of a refiling of notice of lien under subparagraph (A), the

Secretary received written information (in the manner prescribed in regulations issued by the Secretary) concerning a change in the taxpayer's residence, if a notice of such lien is also filed in accordance with subsection (f) in the State in which such residence is located.

(3) **Required Refiling Period.**—In the case of any notice of lien, the term "required refiling period" means—

(A) the one-year period ending 30 days after the expiration of 10 years after the date of the assessment of the tax; and

(B) the one-year period ending with the expiration of 10 years after the close of the preceding required refiling period for such notice of lien.

## Sec. 6325. Release Of Lien Or Discharge Of Property.

(a) **Release Of Lien.**—Subject to such regulations as the Secretary may prescribe, the Secretary shall issue a certificate of release of any lien imposed with respect to any internal revenue tax not later than 30 days after the day on which—

(1) Liability Satisfied or Unenforceable.—The Secretary finds that the liability for the amount assessed, together with all interest in respect thereof, has been fully satisfied or has become legally unenforceable; or

(2) Bond Accepted.—There is furnished to the Secretary and accepted by him a bond that is conditioned upon the payment of the amount assessed, together with all interest in respect thereof, within the time prescribed by law (including any extension of such time), and that is in accordance with such requirements relating to terms, conditions, and form of the bond and sureties thereon, as may be specified by such regulations.

## Sec. 6103. Confidentiality and Disclosure of Returns and Return Information.

(k) **Disclosure of Certain Returns and Return Information For Tax Administration Purposes.**—

(2) **Disclosure of amount of outstanding lien.**—If a notice of lien has been filed pursuant to section 6321(f), the amount of the outstanding obligation secured by such lien may be disclosed to any person who furnishes satisfactory written evidence that he has a right in the property subject to such lien or intends to obtain a right in such property.

## Sheriff's Description

ALL that piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, being part of McKelvey's and Neal's Addition to the Town, as laid out by survey of Samuel Neyhard and bounded and described as follows, to wit:

BEGINNING at the northeastern corner of Lot 22 as laid out on the aforesaid map;

THENCE running eastwardly along the southern side of East Third Street, forty (40.00) feet, more or less, to Lot 24 now or formerly owned by Jennie S. Rush;

THENCE running southwardly along the western side of Lot 24, one hundred eighty four (184.00) feet, more or less, to an alley;

THENCE running along the northern side of said alley, westwardly forty (40.00) feet, more or less, to Lot 22;

THENCE running northwardly along the eastern side of Lot 22, one hundred eighty-four (184.00) feet, more or less, to the place of beginning

UPON which is erected a frame dwelling house, it being Lot 23 on the aforesaid map or plan.

UNDER AND SUBJECT, however, to those exceptions, reservations, easements, conditions and limitations appearing in various instruments forming the line of title to the within premises.

BEING the same premises conveyed to Hung M. Bui by virtue of the following:

1. Deed of Naoma Thomas, et vir., dated April 14, 1987, and recorded April 29, 1987, in Columbia County Record Book 387 at page 493;
2. Deed of Naoma Thomas, et al., dated December 13, 1989, and recorded December 20, 1989, in Columbia County Record Book 443 at Page 145.

EXHIBIT

B

CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE

VS.  
HUNG M. BUI and THE UNITED STATES  
OF AMERICA,  
Defendants

: 201 ED 132  
: NO. 401 OF 1998

### WRIT OF EXECUTION

To the Sheriff of Columbia County:

To satisfy the judgment, interest and costs in the above matter you are directed  
to levy upon and sell the following described property:

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED AS EXHIBIT "A"

(5) Amount Due.....\$35,412.65

Per diem interest of \$12.1276 from March 1,  
1998 through November 5, 2001.....\$16,311.62

Taxes paid to Tax Claim Bureau of  
Columbia County.....\$1,141.52

Attorney's Commission.....\$4,599.27

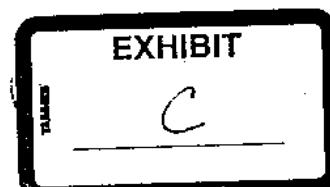
TOTAL.....\$57,465.06 and costs\*

Terri B. Kline  
PROTHONOTARY

Elizabeth A. Brennan  
CLERK

Seal of the Court

Date: 11/28/01



\*Plus a per diem charge at the rate of \$12.1276 per day from November 5, 2001 through the date of any Sheriff's Sale pursuant to the judgment entered, together with all costs of suit and any monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full foreclosure and sale of the mortgaged property.

### SHERIFF'S DESCRIPTION

ALL that piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, being part of McKelvey's and Neal's Addition to the Town, as laid out by survey of Samuel Neyhard and bounded and described as follows, to wit:

BEGINNING at the northeastern corner of Lot 22 as laid out on the aforesaid map;

THENCE running eastwardly along the southern side of East Third Street, forty (40.00) feet, more or less, to Lot 24 now or formerly owned by Jennie S. Rush;

THENCE running southwardly along the western side of Lot 24, one hundred eighty four (184.00) feet, more or less, to an alley;

THENCE running along the northern side of said alley, westwardly forty (40.00) feet, more or less, to Lot 22;

THENCE running northwardly along the eastern side of Lot 22, one hundred eighty-four (184.00) feet, more or less, to the place of beginning

UPON which is erected a frame dwelling house, it being Lot 23 on the aforesaid map or plan.

UNDER AND SUBJECT, however, to those exceptions, reservations, easements, conditions and limitations appearing in various instruments forming the line of title to the within premises.

BEING the same premises conveyed to Hung M. Bui by virtue of the following:

1. Deed of Naoma Thomas, et vir., dated April 14, 1987, and recorded April 29, 1987, in Columbia County Record Book 387 at page 493;
2. Deed of Naoma Thomas, et al., dated December 13, 1989, and recorded December 20, 1989, in Columbia County Record Book 443 at Page 145.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INTERNAL REVENUE SERVICE  
ATTN: SPECIAL PROCEDURES BRANCH  
ATTN: CHIEF ADVISORY UNIT  
1001 LIBERTY AVENUE  
SUITE 1300  
PITTSBURGH, PA 15222

2. Article Number (Copy from service label)

7001 1940 0000 2627 5509

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

J. FRIDE JAN 09 2002

C. Signature

X

J. Fride

☐ Agent☐ Addressee

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

PS Form 3811, July 1999

Domestic Return Receipt

102595-00-M-0952

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. Dept of Justice  
U.S. ATTY, MIDDLE DISTRICT-PA  
FEDERAL BUILDING  
228 WALNUT ST  
PO BOX 11754  
HARRISBURG PA 17108

2. Article Number (Copy from service label)

7001 1940 0000 2627 5530

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

JAN 09 2002

C. Signature

X

J. Monahan

☐ Agent☐ Addressee

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

PS Form 3811, July 1999

Domestic Return Receipt

102595-00-M-0952

Plaintiff

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE

VS.

HUNG M. BUI and the UNITED STATES,  
OF AMERICA

## Defendants

: NO. 401 OF 1998

# CERTIFICATE OF SERVICE

I, Noah G. Naparsteck, Esquire, do hereby certify that on January ~~8~~, 2002, I served Notice of the Sheriff's sale in the above-matter upon the following Government entity, by U. S. Mail, Certified, addressed as follows:

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
PO Box 380  
Bloomsburg, PA 17815

LAW OFFICES  
DERR, PURSEL, LUSCHAS, & NORTON

Noah G. Naparstek, Esquire  
120 W. Main Street  
Bloomsburg, PA 17815  
Counsel for Plaintiff

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Columbia County Tax Claim Bureau  
Columbia County Court House  
PO BX380  
Bloomsburg, PA 17815

2. Article Number (Copy from service label)

PS Form 3811, July 1999

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

Tom REICHENBACH

C. Signature

X *Tom Reichenbach*☐ Agent  
☐ Addressee

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Domestic Return Receipt

102595-00-M-0952



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 784-0257

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

SHERIFF'S REAL ESTATE FINAL COST SHEET

Cross Valley Federal Credit Union VS Hans Bau

NO. 132-01 E.D. NO. 401-98 J.D.

DATE OF SALE: 3-6-02 9:30

BID PRICE (INCLUDES COSTS) \$ 44,000.00

POUNDAGE--2% OF BID PRICE \$ 880.00

TRANSFER TAX 2%, FAIR MARKET PRICE \$ 1175.14

MISC. COSTS \$ 0.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 46055.14

PURCHASER(S): Judith Ann Ernst

ADDRESS: 2169 Old Baltimore Road Bloom

NAME(S) ON DEED: Judith Ann Ernst

PURCHASER(S) SIGNATURE(S): \_\_\_\_\_

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE \$ 46055.14

LESS DEPOSIT \$ 46055.14

DOWN PAYMENT \$ \_\_\_\_\_

TOTAL DUE IN EIGHT DAYS \$ -0-

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 784-0237

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

February 19, 2001

MARY WARD-BLOOMSBURG TAX COLLECTOR  
301 EAST SECOND STREET  
BLOOMSBURG, PA 17815-

CROSS VALLEY FEDERAL CREDIT UNION  
VS  
HUNG M. BUI AND THE UNITED STATES OF AMERICA

DOCKET # 132ED2001

JD # 401JD1998

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 that you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

GROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE

VS.  
HUNG M. BUI and THE UNITED STATES :  
OF AMERICA, :  
Defendants : NO. 401 OF 1998

NOTICE

BY VIRTUE OF A WRIT OF EXECUTION, NO. 132 OF 2001, AND  
CIVIL WRIT NO. 401 OF 1998, ISSUED OUT OF THE COURT OF COMMON  
PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, DIRECTED TO ME, THERE  
WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE  
HIGHEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN THE SHERIFF'S  
OFFICE OR A COURTROOM, TO BE ANNOUNCED, IN BLOOMSBURG, COLUMBIA  
COUNTY, PENNSYLVANIA, ON March 6, 2002, AT 9:30 A.M.  
IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND  
INTEREST OF THE DEFENDANT, HUNG M. BUI, IN AND TO:

ALL that piece, parcel and tract of land situate in the Town of Bloomsburg, County of  
Columbia and State of Pennsylvania, being part of McKelvey's and Neal's Addition to  
the Town, as laid out by survey of Samuel Neyhard and bounded and described as  
follows, to wit:

BEGINNING at the northeastern corner of Lot 22 as laid out on the aforesaid map;

THENCE running eastwardly along the southern side of East Third Street, forty (40.00) feet, more or less, to Lot 24 now or formerly owned by Jennie S. Rush;

THENCE running southwardly along the western side of Lot 24, one hundred eighty four (184.00) feet, more or less, to an alley;

THENCE running along the northern side of said alley, westwardly forty (40.00) feet, more or less, to Lot 22;

THENCE running northwardly along the eastern side of Lot 22, one hundred eighty-four (184.00) feet, more or less, to the place of beginning

UPON which is erected a frame dwelling house, it being Lot 23 on the aforesaid map or plan.

UNDER AND SUBJECT, however, to those exceptions, reservations, easements, conditions and limitations appearing in various instruments forming the line of title to the within premises.

BEING the same premises conveyed to Hung M. Bui by virtue of the following:

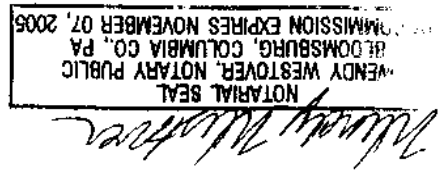
1. Deed of Naoma Thomas, et vir., dated April 14, 1987, and recorded April 29, 1987, in Columbia County Record Book 387 at page 493;
2. Deed of Naoma Thomas, et al., dated December 13, 1989, and recorded December 20, 1989, in Columbia County Record Book 443 at Page 145.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF CROSS VALLEY CREDIT UNION SUCCESSOR BY CHANGE OF NAME TO WILKES-BARRE FEDERAL CREDIT UNION, AGAINST HUNG M. BUI AND WILL BE SOLD BY:

HARRY A. ROADARMEL  
SHERIFF OF COLUMBIA COUNTY

ATTORNEY FOR PLAINTIFF:  
LAW OFFICES OF  
DERR, PURSEL, LUSCHAS, & NORTON  
120 West Main Street  
Bloomsburg, PA 17815  
(570) 784-4654



THIS 30TH DAY OF JANUARY 2002

SWORN TO AND SUBSCRIBED BEFORE ME

SHERIFF, HARRY A ROADARMEL, JR.

SO ANSWERS  
T. Chaffin  
DEPUTY SHERIFF

COLUMBIA COUNTY CHIEF DEPUTY SHERIFF TIMOTHY CHAMBERLAIN.  
BLOOMSBURG COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
PROPERTY OF HUNG BUI AND UNITED STATES OF AMERICA AT 550 EAST 3<sup>RD</sup> ST.  
JANUARY 25, 2002 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE

POSTING OF PROPERTY

WRIT OF EXECUTION #132 OF 2001 ED

HUNG BUI AND THE UNITED STATES OF  
AMERICA

VS.

CROSS VALLEY FEDERAL CREDIT UNION  
IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, COMMONWEALTH  
OF PENNSYLVANIA.

SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (570) 389-5625



HARRY A. ROADARMEL, JR.

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 380  
BLOOMSBURG, PA 17815  
FAX: (717) 784-0257

24 HOUR PHONE  
(717) 784-6300

PHONE  
(717) 389-5622

CROSS VALLEY FEDERAL CREDIT UNION      Docket # 132ED2001

VS  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

HUNG M. BUI AND THE UNITED STATES  
OF AMERICA

AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, JANUARY 17, 2002, AT 8:45 AM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON      HUNG M. BUI AT 550 EAST THIRD  
STREET, BLOOMSBURG BY HANDING TO NAOMA THOMAS, Friend, A TRUE AND ATTESTED  
COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO HER THE CONTENTS THEREOF.

SO ANSWERS,

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

A. MALDONADO  
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME  
THIS THURSDAY, JANUARY 17, 2002  
*Wendy Westover*  
NOTARY PUBLIC

NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
MY COMMISSION EXPIRES NOVEMBER 07, 2006

**Chairman**  
**Robert Linn**  
**Vice Chairman**  
**George Hemingway**  
**Treasurer**  
**Samuel Evans**  
**Secretary-Asst Treasurer**  
**Gerald E. Depo**  
**Solicitor**  
**Charles B. Pursel, Esq.**

## **MUNICIPAL AUTHORITY**

**TOWN HALL**  
**301 EAST MAIN STREET**  
**BLOOMSBURG, PA 17815**  
**(570)-784-5422**  
**FAX (570)-784-1518**  
**E-MAIL [gerrydepo@townhall.bafn.org](mailto:gerrydepo@townhall.bafn.org)**

**Board of Directors**

**Robert Linn**  
**George Hemingway**  
**Samuel Evans**  
**Michael Upton**

January 7, 2002

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

RE: Bui, Hung M.  
550 East Third Street

Dear Sheriff Roadarmel:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against this property for unpaid sewer charges totaling \$ 59.94.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,

  
Amber Kenney  
Office Administrator

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 1 - OF - 12 SERVICES  
DOCKET # 132ED2001

PLAINTIFF

CROSS VALLEY FEDERAL CREDIT UNION

DEFENDANT

HUNG M. BUI AND THE UNITED STATES OF AMERICA

PERSON/CORP TO SERVED
HUNG M. BUI
550 EAST THIRD STREET
BLOOMSBURG

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

437 E. 3RD.

SERVED UPON

1400pm Thomas

RELATIONSHIP

Family Friend

IDENTIFICATION

DATE 1-17-02

TIME 2:45

MILEAGE

12

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

A. PERSONAL SERVICE AT POA POB POE CCSO

B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA

C. CORPORATION MANAGING AGENT

D. REGISTERED AGENT

E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

### ATTEMPTS

DATE	TIME	OFFICER	REMARKS
<u>1-4-02</u>	<u>5740</u>	<u>Am</u>	<u>CARD</u>
<u>1-14-02</u>	<u>1517</u>	<u>Am/PP</u>	<u>CARD</u>
<u>1-15-02</u>	<u>8940</u>	<u>Am</u>	<u>CARD</u>

DEPUTY

Am. Mark...

DATE 1-17-02



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN

SERVICE# 5 - OF - 12 SERVICES  
DOCKET # 132ED2001

PLAINTIFF

CROSS VALLEY FEDERAL CREDIT UNION

DEFENDANT

HUNG M. BUI AND THE UNITED STATES OF AMERICA

PERSON/CORP TO SERVED
BLOOMSBURG SEWER AUTHORITY
301 EAST SECOND STREET
BLOOMSBURG

### PAPERS TO SERVED

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON

Amber Kenney Amber Kenney

RELATIONSHIP

Office Administrator

IDENTIFICATION

DATE

TIME

MILEAGE

3

OTHER

Race

Sex

Height

Weight

Eyes

Hair

Age

Military

TYPE OF SERVICE:

- A. PERSONAL SERVICE AT POA ☒ POB ☐ POE ☐ CCSO ☐  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY)

ATTEMPTS

DATE

TIME

OFFICER

REMARKS

DEPUTY

PAUL D'ANGELO

DATE

12/28/01



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:

SERVICE# 7 - OF - 12 SERVICES  
DOCKET # 132ED2001

PLAINTIFF

CROSS VALLEY FEDERAL CREDIT UNION

DEFENDANT

HUNG M. BUI AND THE UNITED STATES OF AMERICA

<b>PERSON/CORP TO SERVED</b>
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

**PAPERS TO SERVED**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Samantha Wasy

RELATIONSHIP Sec. IDENTIFICATION \_\_\_\_\_

DATE 12-18-01 TIME 1255 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

Race \_\_\_\_ Sex \_\_\_\_ Height \_\_\_\_ Weight \_\_\_\_ Eyes \_\_\_\_ Hair \_\_\_\_ Age \_\_\_\_ Military \_\_\_\_

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_ POB \_\_\_\_ POE \_\_\_\_ CCSO \_\_\_\_  
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA  
C. CORPORATION MANAGING AGENT  
D. REGISTERED AGENT  
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_\_

**ATTEMPTS**

DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

## HARRY A. ROADARMEL, JR.



132-01

 PHONE  
 (570) 389-5622

 SHERIFF OF COLUMBIA COUNTY  
 COURT HOUSE - P.O. BOX 380  
 BLOOMSBURG, PA 17815  
 FAX: (570) 784-0257

 24 HOUR PHONE  
 (570) 784-6300

## SHERIFF'S SALE REAL ESTATE OUTLINE

 RECEIVED AND TIME STAMP WRIT 11-29-01  
 DOCKET AND INDEX 12-13-01  
 SET FILE FOLDER UP 12-13-01

## CHECK FOR PROPER INFO

 WRIT OF EXECUTION ✓  
 COPY OF DESCRIPTION ✓  
 WHEREABOUTS OF LAST KNOWN ADDRESS ✓  
 NON-MILITARY AFFIDAVIT ✓  
 NOTICES OF SHERIFF'S SALE 15  
 WATCHMAN RELEASE FORM ✓  
 AFFIDAVIT OF LEINS LIST ✓  
 CHECK FOR \$1200.00 CK #9211

 \* 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 March 6, 2002 (9) 0930

 POST ALL DATES ON CALANDER Post 1-28 Adv. 2-13, 20, 27-02

- \* SET SALE DATE AT LEAST 2 MONTHS AFTER RECEIVING WRIT
- \* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THUR. 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 LEIN HOLDERS \_\_\_\_\_

\*NOTICE OF SALE DIRECTED TO THEM

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

- \* DOCKET ALL DATES

CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE

VS.

HUNG M. BUI and THE UNITED STATES :  
OF AMERICA, :  
Defendants : NO. 401 OF 1998

#### NOTICE

BY VIRTUE OF A WRIT OF EXECUTION, NO. 132 OF 2001, AND  
CIVIL WRIT NO. 401 OF 1998, ISSUED OUT OF THE COURT OF COMMON  
PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, DIRECTED TO ME, THERE  
WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE  
HIGHEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN THE SHERIFF'S  
OFFICE OR A COURTROOM, TO BE ANNOUNCED, IN BLOOMSBURG, COLUMBIA  
COUNTY, PENNSYLVANIA, ON March 6, 2002, AT 9:30 A.M.  
IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND  
INTEREST OF THE DEFENDANT, HUNG M. BUI, IN AND TO:

ALL that piece, parcel and tract of land situate in the Town of Bloomsburg, County of  
Columbia and State of Pennsylvania, being part of McKelvey's and Neal's Addition to  
the Town, as laid out by survey of Samuel Neyhard and bounded and described as  
follows, to wit:

BEGINNING at the northeastern corner of Lot 22 as laid out on the aforesaid map;

THENCE running eastwardly along the southern side of East Third Street, forty (40.00) feet, more or less, to Lot 24 now or formerly owned by Jennie S. Rush;

THENCE running southwardly along the western side of Lot 24, one hundred eighty four (184.00) feet, more or less, to an alley;

THENCE running along the northern side of said alley, westwardly forty (40.00) feet, more or less, to Lot 22;

THENCE running northwardly along the eastern side of Lot 22, one hundred eighty-four (184.00) feet, more or less, to the place of beginning

UPON which is erected a frame dwelling house, it being Lot 23 on the aforesaid map or plan.

UNDER AND SUBJECT, however, to those exceptions, reservations, easements, conditions and limitations appearing in various instruments forming the line of title to the within premises.

BEING the same premises conveyed to Hung M. Bui by virtue of the following:

1. Deed of Naoma Thomas, et vir., dated April 14, 1987, and recorded April 29, 1987, in Columbia County Record Book 387 at page 493;
2. Deed of Naoma Thomas, et al., dated December 13, 1989, and recorded December 20, 1989, in Columbia County Record Book 443 at Page 145.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF CROSS VALLEY CREDIT UNION SUCCESSOR BY CHANGE OF NAME TO WILKES-BARRE FEDERAL CREDIT UNION, AGAINST HUNG M. BUI AND WILL BE SOLD BY:

HARRY A. ROADARMEL  
SHERIFF OF COLUMBIA COUNTY

ATTORNEY FOR PLAINTIFF:  
LAW OFFICES OF  
DERR, PURSEL, LUSCHAS, & NORTON  
120 West Main Street  
Bloomsburg, PA 17815  
(570) 784-4654

PS Form 3811, December 1994

102595-98-B-022/9

Domestic Return Receipt

Thank you for using Return Receipt Service.

**SENDER:**

- Complete items 1 and/or 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.

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

4a. Article Number  
70011140000254038790

4b. Service Type

- ☐ Registered
- ☐ Express Mail
- ☐ Return Receipt for Merchandise
- ☐ COD

7. Date of Delivery  
12-16-94

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

Received By: (Print Name)

Signature: (Addressee or Agent)  
X Mary Vonderheid

MALL BUSINESS ADMINISTRATION  
NORTH WILKES-BARRE BLVD  
NORTH WILKES-BARRE, PA 18702-5241

PS Form 3811, December 1994

102595-98-B-022/9

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

4a. Article Number  
70011140000254038783

4b. Service Type

- ☐ Registered
- ☐ Express Mail
- ☐ Return Receipt for Merchandise
- ☐ COD

7. Date of Delivery  
DEC 14 2001

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

Received By: (Print Name)

Signature: (Addressee or Agent)  
X [Signature]

OFFICE OF F.A.I.R.  
DEPT. OF PUBLIC WELFARE  
PO BOX 8016  
HARRISBURG, PA 17105

PS Form 3811, December 1994

102595-98-B-022/9

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- ☐ Return Receipt for Merchandise
- ☐ COD

7. Date of Delivery

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Received By: (Print Name)

Signature: (Addressee or Agent)  
X [Signature]

INTERNAL REVENUE SERVICE  
1001 LIBERTY AVE., SUITE 1  
PITTSBURGH, PA 15222

PS Form 3811, December 1994

102595-98-B-022/9

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X [Signature]

UNITED STATES OF AMERICA  
PO BOX 11754  
HARRISBURG, PA 17108

CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE  
:  
:  
:

VS.  
HUNG M. BUI and THE UNITED STATES :  
OF AMERICA, :  
Defendants : NO. 401 OF 1998

**NOTICE**

BY VIRTUE OF A WRIT OF EXECUTION, NO. 132 OF 2001, AND  
CIVIL WRIT NO. 401 OF 1998, ISSUED OUT OF THE COURT OF COMMON  
PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, DIRECTED TO ME, THERE  
WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE  
HIGHEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN THE SHERIFF'S  
OFFICE OR A COURTROOM, TO BE ANNOUNCED, IN BLOOMSBURG, COLUMBIA  
COUNTY, PENNSYLVANIA, ON March 6, 2002, AT 9:30 A.M.  
IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND  
INTEREST OF THE DEFENDANT, HUNG M. BUI, IN AND TO:

ALL that piece, parcel and tract of land situate in the Town of Bloomsburg, County of  
Columbia and State of Pennsylvania, being part of McKelvey's and Neal's Addition to  
the Town, as laid out by survey of Samuel Neyhard and bounded and described as  
follows, to wit:



BEGINNING at the northeastern corner of Lot 22 as laid out on the aforesaid map;

THENCE running eastwardly along the southern side of East Third Street, forty (40.00) feet, more or less, to Lot 24 now or formerly owned by Jennie S. Rush;

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ATTORNEY FOR PLAINTIFF:  
LAW OFFICES OF  
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(570) 784-4654

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name to WILKES-BARRE FEDERAL  
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: IN THE COURT OF COMMON PLEAS  
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: CIVIL ACTION - LAW  
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VS.

HUNG M. BUI and THE UNITED STATES  
OF AMERICA,  
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: NO. 401 OF 1998

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WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE  
HIGHEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN THE SHERIFF'S  
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SHERIFF OF COLUMBIA COUNTY

ATTORNEY FOR PLAINTIFF:  
LAW OFFICES OF  
DERR, PURSEL, LUSCHAS, & NORTON  
120 West Main Street  
Bloomsburg, PA 17815  
(570) 784-4654

CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
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CREDIT UNION,  
Plaintiff

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
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VS.  
HUNG M. BUI and THE UNITED STATES  
OF AMERICA,  
Defendants

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OFFICE OR A COURTROOM, TO BE ANNOUNCED, IN BLOOMSBURG, COLUMBIA  
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THENCE running southwardly along the western side of Lot 24, one hundred eighty four (184.00) feet, more or less, to an alley;

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THENCE running northwardly along the eastern side of Lot 22, one hundred eighty-four (184.00) feet, more or less, to the place of beginning

UPON which is erected a frame dwelling house, it being Lot 23 on the aforesaid map or plan.

UNDER AND SUBJECT, however, to those exceptions, reservations, easements, conditions and limitations appearing in various instruments forming the line of title to the within premises.

BEING the same premises conveyed to Hung M. Bui by virtue of the following:

1. Deed of Naoma Thomas, et vir., dated April 14, 1987, and recorded April 29, 1987, in Columbia County Record Book 387 at page 493;
2. Deed of Naoma Thomas, et al., dated December 13, 1989, and recorded December 20, 1989, in Columbia County Record Book 443 at Page 145.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF CROSS VALLEY CREDIT UNION SUCCESSOR BY CHANGE OF NAME TO WILKES-BARRE FEDERAL CREDIT UNION, AGAINST HUNG M. BUI AND WILL BE SOLD BY:

HARRY A. ROADARMEL  
SHERIFF OF COLUMBIA COUNTY

ATTORNEY FOR PLAINTIFF:  
LAW OFFICES OF  
DERR, PURSEL, LUSCHAS, & NORTON  
120 West Main Street  
Bloomsburg, PA 17815  
(570) 784-4654

**CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff**

**: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE**

**VS.  
HUNG M. BUI and THE UNITED STATES :  
OF AMERICA, :  
Defendants : NO. 401 OF 1998**

**NOTICE**

BY VIRTUE OF A WRIT OF EXECUTION, NO. 132 OF 2001, AND  
CIVIL WRIT NO. 401 OF 1998, ISSUED OUT OF THE COURT OF COMMON  
PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, DIRECTED TO ME, THERE  
WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE  
HIGHEST BIDDERS, FOR CASH, IN THE COURTHOUSE, IN THE SHERIFF'S  
OFFICE OR A COURTROOM, TO BE ANNOUNCED, IN BLOOMSBURG, COLUMBIA  
COUNTY, PENNSYLVANIA, ON March 6, 2002, AT 9:30 A.M.  
IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND  
INTEREST OF THE DEFENDANT, HUNG M. BUI, IN AND TO:

ALL that piece, parcel and tract of land situate in the Town of Bloomsburg, County of  
Columbia and State of Pennsylvania, being part of McKelvey's and Neal's Addition to  
the Town, as laid out by survey of Samuel Neyhard and bounded and described as  
follows, to wit:

BEGINNING at the northeastern corner of Lot 22 as laid out on the aforesaid map;

THENCE running eastwardly along the southern side of East Third Street, forty (40.00) feet, more or less, to Lot 24 now or formerly owned by Jennie S. Rush;

THENCE running southwardly along the western side of Lot 24, one hundred eighty four (184.00) feet, more or less, to an alley;

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THENCE running northwardly along the eastern side of Lot 22, one hundred eighty-four (184.00) feet, more or less, to the place of beginning

UPON which is erected a frame dwelling house, it being Lot 23 on the aforesaid map or plan.

UNDER AND SUBJECT, however, to those exceptions, reservations, easements, conditions and limitations appearing in various instruments forming the line of title to the within premises.

BEING the same premises conveyed to Hung M. Bui by virtue of the following:

1. Deed of Naoma Thomas, et vir., dated April 14, 1987, and recorded April 29, 1987, in Columbia County Record Book 387 at page 493;
2. Deed of Naoma Thomas, et al., dated December 13, 1989, and recorded December 20, 1989, in Columbia County Record Book 443 at Page 145.

NOTICE IS HEREBY GIVEN TO CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL, WITHIN THIRTY DAYS THEREAFTER, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THE DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN DAYS THEREAFTER.

SEIZED AND TAKEN INTO EXECUTION AT THE SUIT OF CROSS VALLEY CREDIT UNION SUCCESSOR BY CHANGE OF NAME TO WILKES-BARRE FEDERAL CREDIT UNION, AGAINST HUNG M. BUI AND WILL BE SOLD BY:

HARRY A. ROADARMEL  
SHERIFF OF COLUMBIA COUNTY

ATTORNEY FOR PLAINTIFF:  
LAW OFFICES OF  
DERR, PURSEL, LUSCHAS, & NORTON  
120 West Main Street  
Bloomsburg, PA 17815  
(570) 784-4654

**CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff**

**: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE**

**:**

**:**

**VS.**

**HUNG M. BUI and THE UNITED STATES :  
OF AMERICA, :  
Defendants : NO. 401 OF 1998**

**:**

**AFFIDAVIT PURSUANT TO RULE 3129.1**

CROSS VALLEY FEDERAL CREDIT UNION, successor by change of name to WILKES-BARRE FEDERAL CREDIT UNION, Plaintiff in the above action, sets forth as of the date the praecipe for writ of execution was filed the following information concerning the real property located at 550 E. 3rd Street, Bloomsburg, Columbia County, Pennsylvania as more fully described in a Deed recorded in the Columbia County Recorder's Office, Book 443 Page 145, the description of the land is attached hereto as Exhibit A:

**1. Name and address of owner(s) or reputed owner(s):**

<b>Name</b>	<b>Address</b>
Hung M. Bui	550 E. 3rd Street Bloomsburg, PA 17815

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

<b>Name</b>	<b>Address</b>
Hung M. Bui	550 E. 3rd Street Bloomburg, PA 17815

United States of America (Pursuant to Stipulation file of record)	Office of the Attorney General United States Department of Justice 10 <sup>th</sup> Street and Constitution Ave., NW Washington, D.C. 20530
---	--

**-and-**

United States Department of Justice  
United States Attorney Middle District of  
Pennsylvania  
Federal Building



228 Walnut Street  
P.O. Box 11754  
Harrisburg, PA 17108

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

Name	Address
United States of America	Office of the Attorney General United States Department of Justice 10 <sup>th</sup> Street and Constitution Ave., NW Washington, D.C. 20530

-and-

United States Department of Justice  
United States Attorney Middle District of  
Pennsylvania  
Federal Building  
228 Walnut Street  
P.O. Box 11754  
Harrisburg, PA 17108

District Director, Internal Revenue Service	Internal Revenue Service Attn: Special Procedures Branch Attn: Chief Advisory Unit 1001 Liberty Ave Suite 1300 Pittsburgh, PA 15222
--	--

Cross Valley Federal Credit Union (successor by change of name to Wilkes-Barre	640 Baltimore Drive Plains, PA 18703
--	---

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

Name	Address
Cross Valley Federal Credit Union (successor by change of name to Wilkes-Barre Federal Credit Union)	640 Baltimore Drive Plains, PA 18703

5. Name and address of every other person who has any record lien on the property:

Name  
United States of America,  
Department of the Treasury,  
Internal Revenue Service

Address  
See Above

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

None known

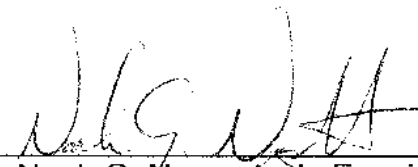
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name  
Columbia County Tax  
Claim Bureau

Address  
Columbia County 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. §4904 relating to unsworn falsification to authorities.

Date: 11/5/01

  
\_\_\_\_\_  
Noah G. Naparstek, Esquire  
Attorney for Plaintiff

ALL that piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, being part of McKelvey's and Neal's Addition to the Town, as laid out by survey of Samuel Neyhard and bounded and described as follows, to wit:

BEGINNING at the northeastern corner of Lot 22 as laid out on the aforesaid map;

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Exhibit "A"

CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff

VS.  
HUNG M. BUI and THE UNITED STATES  
OF AMERICA,  
Defendants

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE  
:  
:  
:  
:  
:  
: NO. 401 OF 1998

AFFIDAVIT PURSUANT TO RULE 3129.1

CROSS VALLEY FEDERAL CREDIT UNION, successor by change of  
name to WILKES-BARRE FEDERAL CREDIT UNION, Plaintiff in the above action, sets  
forth as of the date the praecipe for writ of execution was filed the following information  
concerning the real property located at 550 E. 3rd Street, Bloomsburg, Columbia  
County, Pennsylvania as more fully described in a Deed recorded in the Columbia  
County Recorder's Office, Book 443 Page 145, the description of the land is attached  
hereto as Exhibit A:

1. Name and address of owner(s) or reputed owner(s):

Name	Address
Hung M. Bui	550 E. 3rd Street Bloomsburg, PA 17815

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

Name	Address
Hung M. Bui	550 E. 3rd Street Bloomburg, PA 17815

United States of America (Pursuant to Stipulation file of record)	Office of the Attorney General United States Department of Justice 10 <sup>th</sup> Street and Constitution Ave., NW Washington, D.C. 20530
---	--

-and-

United States Department of Justice  
United States Attorney Middle District of  
Pennsylvania  
Federal Building

228 Walnut Street  
P.O. Box 11754  
Harrisburg, PA 17108

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

<u>Name</u>	<u>Address</u>
United States of America	Office of the Attorney General United States Department of Justice 10 <sup>th</sup> Street and Constitution Ave., NW Washington, D.C. 20530

-and-

United States Department of Justice  
United States Attorney Middle District of  
Pennsylvania  
Federal Building  
228 Walnut Street  
P.O. Box 11754  
Harrisburg, PA 17108

District Director, Internal Revenue Service	Internal Revenue Service Attn: Special Procedures Branch Attn: Chief Advisory Unit 1001 Liberty Ave Suite 1300 Pittsburgh, PA 15222
--	--

Cross Valley Federal Credit Union (successor by change of name to Wilkes-Barre	640 Baltimore Drive Plains, PA 18703
--	---

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

<u>Name</u>	<u>Address</u>
Cross Valley Federal Credit Union (successor by change of name to Wilkes-Barre Federal Credit Union)	640 Baltimore Drive Plains, PA 18703

the property: 5. Name and address of every other person who has any record lien on

Name  
United States of America,  
Department of the Treasury,  
Internal Revenue Service

Address  
See Above

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

None known


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

Name  
Columbia County Tax  
Claim Bureau

Address  
Columbia County 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. §4904 relating to unsworn falsification to authorities.

Date: 11/5/01

  
\_\_\_\_\_  
Noah G. Naparstek, Esquire  
Attorney for Plaintiff

ALL that piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, being part of McKelvey's and Neal's Addition to the Town, as laid out by survey of Samuel Neyhard and bounded and described as follows, to wit:

BEGINNING at the northeastern corner of Lot 22 as laid out on the aforesaid map;

THENCE running eastwardly along the southern side of East Third Street, forty (40.00) feet, more or less, to Lot 24 now or formerly owned by Jennie S. Rush;

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UPON which is erected a frame dwelling house, it being Lot 23 on the aforesaid map or plan.

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CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE

:  
:  
:

VS.  
HUNG M. BUI and THE UNITED STATES :  
OF AMERICA, :  
Defendants : NO. 401 OF 1998

:

AFFIDAVIT PURSUANT TO RULE 3129.1

CROSS VALLEY FEDERAL CREDIT UNION, successor by change of  
name to WILKES-BARRE FEDERAL CREDIT UNION, Plaintiff in the above action, sets  
forth as of the date the praecipe for writ of execution was filed the following information  
concerning the real property located at 550 E. 3rd Street, Bloomsburg, Columbia  
County, Pennsylvania as more fully described in a Deed recorded in the Columbia  
County Recorder's Office, Book 443 Page 145, the description of the land is attached  
hereto as Exhibit A:

1. Name and address of owner(s) or reputed owner(s):

Name	Address
Hung M. Bui	550 E. 3rd Street Bloomsburg, PA 17815

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

Name	Address
Hung M. Bui	550 E. 3rd Street Bloomburg, PA 17815

United States of America (Pursuant to Stipulation file of record)	Office of the Attorney General United States Department of Justice 10 <sup>th</sup> Street and Constitution Ave., NW Washington, D.C. 20530
---	--

-and-

United States Department of Justice  
United States Attorney Middle District of  
Pennsylvania  
Federal Building



228 Walnut Street  
P.O. Box 11754  
Harrisburg, PA 17108

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Federal Building  
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Cross Valley Federal Credit Union (successor by change of name to Wilkes-Barre	640 Baltimore Drive Plains, PA 18703
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record: 4. Name and address of the last recorded holder of every mortgage of

Name	Address
Cross Valley Federal Credit Union (successor by change of name to Wilkes-Barre Federal Credit Union)	640 Baltimore Drive Plains, PA 18703

the property: 5. Name and address of every other person who has any record lien on

Name  
United States of America,  
Department of the Treasury,  
Internal Revenue Service

Address  
See Above

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

None known


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

Name  
Columbia County Tax  
Claim Bureau

Address  
Columbia County 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. §4904 relating to unsworn falsification to authorities.

Date: 11/5/01

  
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Noah G. Naparstek, Esquire  
Attorney for Plaintiff

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Exhibit "A"

CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE

VS.

HUNG M. BUI and THE UNITED STATES  
OF AMERICA,  
Defendants

: 201 ED 132  
:  
: NO. 401 OF 1998

### WRIT OF EXECUTION

To the Sheriff of Columbia County:

To satisfy the judgment, interest and costs in the above matter you are directed  
to levy upon and sell the following described property:

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED AS EXHIBIT "A"

(5) Amount Due.....\$35,412.65

Per diem interest of \$12.1276 from March 1,  
1998 through November 5, 2001.....\$16,311.62

Taxes paid to Tax Claim Bureau of  
Columbia County.....\$1,141.52

Attorney's Commission.....\$4,599.27

TOTAL.....\$57,465.06 and costs\*

Thomas B. Kolie  
PROTHONOTARY

Elizabeth A. Suran  
CLERK

Seal of the Court

Date: 11/28/01

\*Plus a per diem charge at the rate of \$12.1276 per day from November 5, 2001 through the date of any Sheriff's Sale pursuant to the judgment entered, together with all costs of suit and any monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full foreclosure and sale of the mortgaged property.

### SHERIFF'S DESCRIPTION

ALL that piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, being part of McKelvey's and Neal's Addition to the Town, as laid out by survey of Samuel Neyhard and bounded and described as follows, to wit:

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CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE

VS.  
HUNG M. BUI and THE UNITED STATES  
OF AMERICA,  
Defendants

:  
:  
: 2001 ED 132  
:  
: NO. 401 OF 1998

### WRIT OF EXECUTION

To the Sheriff of Columbia County:

To satisfy the judgment, interest and costs in the above matter you are directed  
to levy upon and sell the following described property:

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED AS EXHIBIT "A"

(5)	Amount Due.....	\$35,412.65
	Per diem interest of \$12.1276 from March 1, 1998 through November 5, 2001.....	\$16,311.62
	Taxes paid to Tax Claim Bureau of Columbia County.....	\$1,141.52
	Attorney's Commission.....	\$4,599.27
	TOTAL.....	\$57,465.06 and costs*

Fanni B. Kline  
PROTHONOTARY

Elizabeth A. Brean  
CLERK

Seal of the Court

Date: 11/28/01

### SHERIFF'S DESCRIPTION

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CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE

VS.

HUNG M. BUI and THE UNITED STATES  
OF AMERICA,  
Defendants

: 201 ED 132  
: NO. 401 OF 1998

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To satisfy the judgment, interest and costs in the above matter you are directed  
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Columbia County.....\$1,141.52

Attorney's Commission.....\$4,599.27

TOTAL.....\$57,465.06 and costs\*

Thomas B. Kline  
PROTHONOTARY

Elizabeth A. Berry  
CLERK

Seal of the Court

Date: 11/28/01

\*Plus a per diem charge at the rate of \$12.1276 per day from November 5, 2001 through the date of any Sheriff's Sale pursuant to the judgment entered, together with all costs of suit and any monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full foreclosure and sale of the mortgaged property.

## SHERIFF'S DESCRIPTION

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BEGINNING at the northeastern corner of Lot 22 as laid out on the aforesaid map;

THENCE running eastwardly along the southern side of East Third Street, forty (40.00) feet, more or less, to Lot 24 now or formerly owned by Jennie S. Rush;

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UPON which is erected a frame dwelling house, it being Lot 23 on the aforesaid map or plan.

UNDER AND SUBJECT, however, to those exceptions, reservations, easements, conditions and limitations appearing in various instruments forming the line of title to the within premises.

BEING the same premises conveyed to Hung M. Bui by virtue of the following:

1. Deed of Naoma Thomas, et vir., dated April 14, 1987, and recorded April 29, 1987, in Columbia County Record Book 387 at page 493;
2. Deed of Naoma Thomas, et al., dated December 13, 1989, and recorded December 20, 1989, in Columbia County Record Book 443 at Page 145.

CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff

vs.

HUNG M. BUI and THE UNITED  
STATES OF AMERICA,  
Defendants

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE

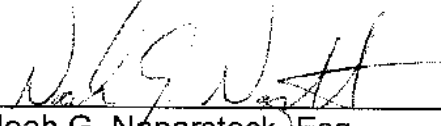
: NO. 401 OF 1998

AFFIDAVIT OF WHEREABOUTS

I, Noah G. Naparsteck, attorney for the Plaintiff, verify that the last known  
address of the Defendant, Hung M. Bui is:

550 E. 3rd Street  
Bloomsburg, PA 17815

LAW OFFICES  
DERR, PURSEL, LUSCHAS & NORTON

  
\_\_\_\_\_  
Noah G. Naparsteck, Esq.  
120 W. Main Street  
Bloomsburg, PA 17815  
570-784-4654  
Attorney I. D. #82190

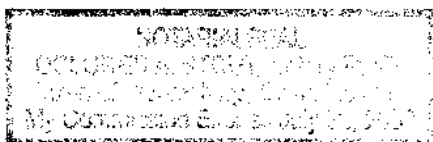
Sworn to and subscribed

before me this 5<sup>TH</sup> day of

November, 2001



Notary Public



: IN THE COURT OF COMMON PLEAS  
 : OF THE 26TH JUDICIAL DISTRICT  
 : COLUMBIA COUNTY, PENNSYLVANIA  
 : CIVIL ACTION - LAW  
 : IN MORTGAGE FORECLOSURE  
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 : NO. 401 OF 1998

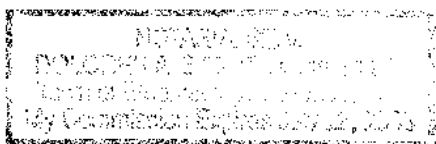
**VS.**  
**HUNG M. BUI and THE UNITED STATES**  
**OF AMERICA,**  
**Defendants**

Before me, the undersigned authority, personally appeared NOAH G. NAPARSTECK, who, being duly sworn according to law, deposes and says that he is an attorney of record for the within Plaintiff, CROSS VALLEY FEDERAL CREDIT UNION, successor by change of name to WILKES-BARRE FEDERAL CREDIT UNION; that as such he is duly authorized to make this affidavit on its behalf; and that to the best of his knowledge, information, and belief, the within defendant, HUNG M. BUI, is not in the military service of the United States of America.

Noah G. Naparstek

SWORN to and subscribed  
before me this 5<sup>th</sup> day of  
November, 2001.

Colores A Street  
Notary Public



**CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,**  
Plaintiff

**: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE**

**VS.  
HUNG M. BUI and THE UNITED STATES  
OF AMERICA,**  
Defendants

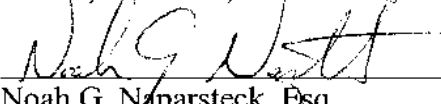
**: NO. 401 OF 1998**

**WAIVER OF WATCHMAN**

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying such person of such levy or attachment, without liability on the part of such deputy or the sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

LAW OFFICES OF  
DERR, PURSEL, LUSCHAS, & NORTON

Date: 11/5/01

  
Noah G. Naparstek, Esq.  
120 West Main Street  
PO Box 539  
Bloomsburg, PA 17815  
(570) 784-4654


**SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA**

SIR: There will be placed in your hands for service a Writ of Execution (Mortgage Foreclosure) styled as follows CROSS VALLEY CREDIT UNION, successor by change of name to WILKES-BARRE FEDERAL CREDIT UNION, Plaintiff, v. HUNG M. BUI, and THE UNITED STATES OF AMERICA, Defendants.

The Defendant Hung M. Bui will be found at 550 East Third Street, Bloomsburg, Columbia County, Pennsylvania.

LAW OFFICES OF  
DERR, PURSEL, LUSCHAS, & NORTON

Date: 11/5/01

  
Noah G. Naparstek, Esq.  
120 West Main Street  
PO Box 539  
Bloomsburg, PA 17815  
(570) 784-4654

SEE ATTACHED DESCRIPTION

ALL that piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, being part of McKelvey's and Neal's Addition to the Town, as laid out by survey of Samuel Neyhard and bounded and described as follows, to wit:

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CROSS VALLEY FEDERAL CREDIT  
UNION, successor by change of  
name to WILKES-BARRE FEDERAL  
CREDIT UNION,  
Plaintiff

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY, PENNSYLVANIA  
: CIVIL ACTION - LAW  
: IN MORTGAGE FORECLOSURE

VS.  
HUNG M. BUI and THE UNITED STATES  
OF AMERICA,  
Defendants

:  
:  
:  
:  
: NO. 401 OF 1998

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Hung M. Bui  
550 E. 3rd Street  
Bloomsburg, PA 17815

Your property, including all improvements thereon, located in Bloomsburg,  
County of Columbia, Pennsylvania (see attached description attached hereto and  
incorporated herein as Exhibit "A") is scheduled to be sold at Sheriff's Sale on  
\_\_\_\_\_, 200\_\_ at \_\_\_\_\_ A.M. in the Office of the Sheriff of Columbia County,  
Columbia County Courthouse, Bloomsburg, Pennsylvania, to enforce the judgment  
entered to No. 401 of 1998 in the amount of \$57,465.06 (Plus a per diem charge at the  
rate of \$12.1276 per day from November 5, 2001 through the date of any Sheriff's Sale  
pursuant to the judgment entered, together with all costs of suit and any monies  
expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or  
charges for insurance or repairs and any and all advances hereafter made by the



Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full foreclosure and sale of the mortgaged property) obtained by Cross Valley Credit Union, successor by change of name to Wilkes-Barre Federal Credit Union, against you, the owner of said real property, Hung M. Bui.

### NOTICE OF OWNER'S RIGHTS

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

1. The sale will be canceled if you pay to Cross Valley Credit Union the amount of \$57,465.06 (Plus a per diem charge at the rate of \$12.1276 per day from November 5, 2001 through the date of any Sheriff's Sale pursuant to the judgment entered, together with all costs of suit and any monies expended by the Plaintiff in payment of any and all taxes, sewer/water rentals, claims or charges for insurance or repairs and any and all advances hereafter made by the Plaintiff pursuant to the rights and privileges granted under the terms of the mortgage in full foreclosure and sale of the mortgaged property). You may call:

LAW OFFICES OF DERR, PURSEL, LUSCHAS, & NORTON  
120 WEST MAIN STREET  
BLOOMSBURG, PA 17815  
(570) 784-4654

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 be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below to find out how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE PROPERTY AND YOU HAVE OTHER RIGHTS

EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

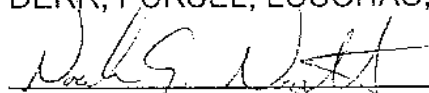
1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff of Columbia County at (570) 389-5622.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff of Columbia County at (570) 389-5622.
4. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
5. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than (30) days after the date of sale. This schedule will state who will be receiving that money. The money will be distributed 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 filing of the schedule.
6. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

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

Susquehanna Legal Services  
168 E. 5th St.  
Bloomsburg, Pennsylvania 17815  
(570) 784-8760

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
PO Box 186  
Harrisburg, PA 17108  
(717) 692-7375

LAW OFFICES OF  
DERR, PURSEL, LUSCHAS, & NORTON

A handwritten signature in dark ink, appearing to read 'Noah G. Naparsteck', is written over a horizontal line.

Noah G. Naparsteck Esq.

120 West Main Street

PO Box 539

Bloomsburg, PA 17815

(570) 784-4654

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**DERR, PURSEL, LUSCHAS & NORTON**  
**ATTORNEYS AT LAW**

ADVANCED COST ACCOUNT  
120 WEST MAIN STREET  
BLOOMSBURG, PA 17815

9211

PAY  
TO THE  
ORDER OF

*Calandra County Sheriff's*  
*Twelve thousand and no/100*

DATE *Dec 21, 2001*

\$ *12000.00*

DOLLARS ☐



**Columbia County**  
**Farmers National Bank**  
Benton • Lightstreet • Millville  
Orangeville • South Centre  
Bloomsburg, PA 17815

FOR *Draw*  
*Sheets' vol 1004 2111*

⑆031314765⑆ 250051160⑆

*[Signature]*