

# SHERIFF'S SALE COST SHEET

Community Banks vs. Marlie Malkansky & Joseph Garghan  
 NO. 72-03 ED NO. 1417-02 JD DATE/TIME OF SALE 6-25-03 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
ADVERTISING SALE BILLS & COPIES	\$17.50
ADVERTISING SALE (NEWSPAPER)	\$15.00
MILEAGE	\$ <u>12.00</u>
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL ***** \$ <u>415.00</u>	

WEB POSTING	15	\$150.00
PRESS ENTERPRISE INC.	10	\$ <u>540.20</u>
SOLICITOR'S SERVICES	20	\$75.00
TOTAL ***** \$ <u>765.20</u>		

PROTHONOTARY (NOTARY)	21	\$10.00
RECORDER OF DEEDS	22	\$ <u>41.50</u>
TOTAL ***** \$ <u>51.50</u>		

REAL ESTATE TAXES:

BORO, TWP & COUNTY	20	\$ <u>267.99</u>
SCHOOL DIST.	20	\$ <u>591.58</u>
DELINQUENT	20	\$ <u>1789.47</u>
TOTAL ***** \$ <u>2849.34</u>		

MUNICIPAL FEES DUE:

SEWER	20	\$ _____
WATER	20	\$ _____
TOTAL ***** \$ <u>-0-</u>		

SURCHARGE FEE (DSTE)		\$ <u>130.00</u>
MISC. <u>Schuy/Kil Co.</u>		\$ <u>61.29</u>
		\$ _____
TOTAL ***** \$ <u>61.29</u>		

TOTAL COSTS (OPENING BID) \$ 4272.35

**COLUMBIA COUNTY SHERIFF'S OFFICE**  
**SHERIFF'S REAL ESTATE FINAL COST SHEET**

Community Banks VS Polakowsky & Gausman

NO. 42-03 ED NO. 1417-02 JD

DATE/TIME OF SALE: 6-25-03 / 0930

BID PRICE (INCLUDES COST) \$ 5000.00

POUNDAGE - 2% OF BID \$ 100.00

TRANSFER TAX - 2% OF FAIR MKT \$ -0-

MISC. COSTS 2 for cut \$ 250.00

TOTAL AMOUNT NEEDED TO PURCHASE \$ 5372.33

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

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

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

LIEN CERTIFICATE: \$ \_\_\_\_\_

TOTAL DUE: \$ 4622.33

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 5372.33

GODFREY & COURTNEY, P.C.

Columbia County Sheriff

2922-474-88 07/11/2003  
Fee to pay taxes; Comm. Banks v. Parkansky; 474-88

3272.33

3272.33

003002

PO 233

Hanover, PA

17331

Send deed to Atty

GODFREY & COURTNEY, P.C.

2215 FOREST HILLS DRIVE

SUITE 36

P.O. BOX 6280

HARRISBURG, PA 17112

717-540-3900

COMMUNITY BANKS, N.A.

60-881/313

CHECK NO.

003002

PAY TO THE ORDER OF Columbia County Sheriff

Three thousand two hundred seventy-two and thirty-three/100

DATE

07/11/2003

AMOUNT

\$3,272.33

Columbia County Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815

⑈003002⑈ ⑆031308810⑆ 45⑈02548709⑈

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

Community Banks VS Parkansky & Goughan

NO. 42-03 ED NO. 1417-02 JD

DATE/TIME OF SALE: 6-25-03 / 0930

BID PRICE (INCLUDES COST) \$ 5000.00

POUNDAGE - 2% OF BID \$ 100.00

TRANSFER TAX - 2% OF FAIR MKT \$ 0-  
Lien Cost 250.00

MISC. COSTS \$ 4272.33

TOTAL AMOUNT NEEDED TO PURCHASE \$ 4622.33

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

ADDRESS: \_\_\_\_\_

NAMES(S) ON DEED: \_\_\_\_\_

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


LIEN CERTIFICATE: \$ \_\_\_\_\_

TOTAL DUE: \$ 4622.33

LESS DEPOSIT: \$ 1350.00

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

TOTAL DUE IN 8 DAYS \$ 3272.33

GODFREY & COURTNEY, P. C.

*Attorneys-At-Law*

11 July 2003

Columbia County Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

RE: Community Banks v. Parkansky

Dear Sir/Madam:

Please be advised that this office represents Community Banks in regards to the above-referenced matter. Enclosed please find a check in the amount of \$3,272.33, which represents payment of the monies owed in the above matter. Please have a Sheriff Sale Deed issued naming Community Banks as the owner of the property. Please return the deed to my office in the enclosed, self-addressed, stamped envelope.

Thank you.

Very truly yours,

GODFREY & COURTNEY

~~Steven C. Courtney~~

SCC/ae

Enclosures

cc: Community Banks w/ encl.

*2215 Forest Hills Drive*

*Suite 36*

*P.O. Box 6280*

*Harrisburg, PA 17112-0280*

*telephone 717-540-3900*

*fax 717-540-3555*

**1. Article Addressed to:**

Commonwealth of PA  
Strawberry Square  
Harrisburg, PA 17129

**2. Article Number**  
(Transfer from service label)

70922410900

**3. Article Number**  
(Transfer from service label)

70022420000180798234

**PS Form 3811, August 2001**

**Domestic Return Receipt**

**2ACPRI-03-Z-01**

**SENDER: COMPLETE THIS SECTION**

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature 42 03

*[Signature]* ☐ Agent

☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

*[Signature]* APR 17 2001

D. Is delivery address different from item 1? ☐ Yes

if YES, enter delivery address below: ☐ No

Commonwealth of PA  
Strawberry Square  
Harrisburg, PA 17129

2. Article Number  
(Transfer from service label) 70922410000180798241

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <span style="float: right;">42-03</span>  <input checked="" type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <span style="float: right;">APR 17 2000</span></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          if YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>Bureau of Operations and Revenue          10 N. 2nd St. rm 305          Harrisburg, PA 17101</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>2. Article Number          (Transfer from service label) 70022420000180798234</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-01</p>			
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <span style="float: right;">42-03</span>  <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <span style="float: right;">APR 17 2000</span></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          if YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1.</p> <p>OFFICE OF F.A.I.R.          DEPARTMENT OF PUBLIC WELFARE          PO BOX 8016          HARRISBURG, PA 17105</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>2. Article Number          (Transfer from service label) 70022410000180798289</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-01</p>			
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <span style="float: right;">42-03</span>  <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <span style="float: right;">APR 18 2000</span></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          if YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1.</p> <p>COMMONWEALTH OF PENNSYLVANIA          DEPARTMENT OF REVENUE-ATTN: SHERIFF SALES          BUREAU OF COMPLAINTS          CLEARANCE SUPPORT SECTION          DEPARTMENT 281230          HARRISBURG, PA 17128-1230</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>2. Article Number          (Transfer from service label) 70022420000180798258</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-01</p>			

## 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.

U. S. SMALL BUSINESS ADMINISTRATION  
PHILADELPHIA DISTRICT OFFICE  
ROBERT N.C. NIX FEDERAL BUILDING  
900 MARKET STREET - 5<sup>TH</sup> FLOOR  
PHILADELPHIA, PA 19107

2. Article Number

(Transfer from service label)

70022420000180798265

PS Form 3811, August 2001

Domestic Return Receipt

ZACPR1-03-Z-0

## 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.

INTERNAL REVENUE SERVICE  
TECHNICAL SUPPORT GROUP  
WILLIAM GREEN FEDERAL BUILDING  
600 ARCH STREET ROOM 3259  
PHILADELPHIA, PA 19106

2. Article Number

(Transfer from service label)

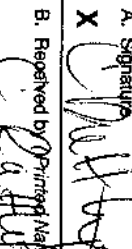
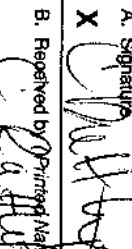
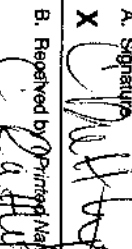
70022420000180798272

PS Form 3811, August 2001

Domestic Return Receipt

ZACPR1-03-Z-0

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature  42-03  
X  42-03
- B. Received by (Printed Name)  42-03  
C. Date of Delivery APR 11 1999  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below: ☐ No

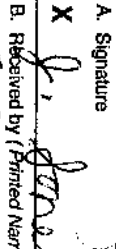
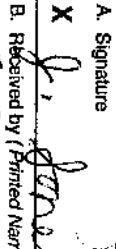
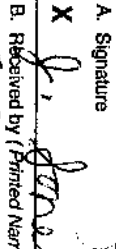
## Service Type

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

4. Restricted Delivery? (Extra Fee)

☐ Yes

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature  42-03  
X  42-03
- B. Received by (Printed Name)  42-03  
C. Date of Delivery APR 11 1999  
D. Is delivery address different from item 1? ☐ Yes ☒ No  
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

# SHERIFF'S SALE

WEDNESDAY JUNE 25, 2003 AT 9:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 42 OF 2003 ED AND CIVIL WRIT NO. 1417 OF 2002 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF' OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or lot of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

ADJOINING the public road leading through the Village of Newlin and lands formerly of William Bahme and Wesley Levan. CONTAINING 2 acres, more or less. WHEREON are erected a bank barn and outbuildings.

EXCEPTION AND RESERVING to the Grantors hereto a right-of-way over and upon an old public road which runs across the premises hereby conveyed, and for use in going to and from other lands owned now or formerly of William W. Seaman and wife.

BEING THE SAME PREMISES in which Ronald K. Miller and Helen Miller, his wife, by their Deed dated March 8, 1994 and intended to be recorded simultaneously herewith recorded in the Office of the Recorder of Deeds in and for Columbia County, granted and conveyed unto, Joseph A. Gaughan and Marie Parkansky, Mortgages, herein.

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

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

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

Plaintiff's Attorney  
Steven C. Courtney  
PO Box 6280  
Harrisburg, PA 17112

Sheriff of Columbia County  
Harry A. Roadarmel, Jr.  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)



HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

April 15, 2003

COLUMBIA COUNTY TAX CLAIM  
PO BOX 380  
BLOOMSBURG, PA 17815

COMMUNITY BANKS  
VS  
MARIE PARKANSKY  
JOSEPH A. GAUGHAN

DOCKET #42ED2003

JD #1417JD2002

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

# SHERIFF'S SALE COST SHEET

Community Banks vs. <sup>Marie</sup> Parkansky & Joseph Gaughan  
 NO. 42-03 ED NO. 1417-02 JD DATE/TIME OF SALE 6-25-03 0930

DOCKET/RETURN	\$15.00
SERVICE PER DEF.	\$ <u>180.00</u>
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ <u>32.50</u>
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TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ <u>6.00</u>
NOTARY	\$ <u>12.00</u>
TOTAL *****	\$ <u>415.00</u>

WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <u>540.20</u>
SOLICITOR'S SERVICES	\$75.00
TOTAL *****	\$ <u>765.20</u>

PROTHONOTARY (NOTARY)	\$10.00
RECORDER OF DEEDS	\$ <u>41.50</u>
TOTAL *****	\$ <u>51.50</u>

REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20 <u>03</u>	\$ <u>267.99</u>
SCHOOL DIST. 20 <u>03</u>	\$ <u>591.88</u>
DELINQUENT 20 <u>01 02</u>	\$ <u>1989.47</u>
TOTAL *****	\$ <u>2849.34</u>

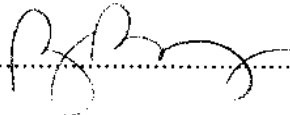
MUNICIPAL FEES DUE:	
SEWER 20 <u>  </u>	\$ <u>          </u>
WATER 20 <u>  </u>	\$ <u>          </u>
TOTAL *****	\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>130.00</u>
MISC. <u>Schuy/Kil Co.</u>	\$ <u>61.29</u>
TOTAL *****	\$ <u>61.29</u>

TOTAL COSTS (OPENING BID) \$ 4272.33

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 June 4, 6, 11, 18, 2003 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.

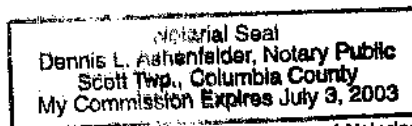
.....

Sworn and subscribed to before me this 19th day of June 2003

.....

(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.

.....

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/11/2003

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 42ED2003

PLAINTIFF COMMUNITY BANKS

DEFENDANT MARIE PARKANSKY  
JOSEPH A. GAUGHAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
LAURA WEAVER-TAX COLLECTOR	WRIT OF EXECUTION - MORTGAGE
122 WEST LAKE GLORY ROAD	FORECLOSURE
CATAWISSA	

SERVED UPON LAURA

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 4-23 TIME 1000 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

4-23-03

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

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

COMMUNITY BANKS

VS.

MARIE PARKANSKY  
JOSEPH GAUGHAN

WRIT OF EXECUTION #42 OF 2003 ED

POSTING OF PROPERTY

MAY 22, 2003 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE PROPERTY OF  
MARIE PARKANSKY AND JOSEPH GAUGHAN AT 385 QUAKER MEETING HOUSE ROAD  
CATAWISSA COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY CHIEF DEPUTY T. CHAMBERLAIN.

SO ANSWERS:

DEPUTY SHERIFF

SHERIFF, HARRY A ROADARMEL, JR.

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 23RD DAY OF MAY 2003

NOTARIAL SEAL  
WENDY WESTOVER, NOTARY PUBLIC  
BLOOMSBURG, COLUMBIA CO., PA  
COMMISSION EXPIRES NOVEMBER 07, 2005

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

COMMUNITY BANKS

Docket # 42ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

MARIE PARKANSKY  
JOSEPH A. GAUGHAN

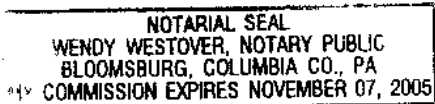
AFFIDAVIT OF SERVICE

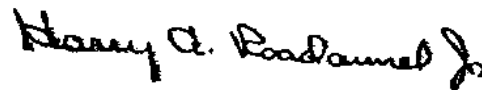
NOW, THIS TUESDAY, APRIL 29, 2003, AT 4:20 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON MARIE PARKANSKY AT COLUMBIA  
COUNTY SHERIFF'S OFFICE BLOOMSBURG, PA BY HANDING TO MARIE PARKANSKY, A  
TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN TO THEM THE  
CONTENTS THEREOF.

SO ANSWERS,


SWORN AND SUBSCRIBED BEFORE ME  
THIS WEDNESDAY, APRIL 30, 2003

  
NOTARY PUBLIC





X  
SHERIFF HARRY A. ROADARMEL JR.

X   
T. CHAMBERLAIN  
CHIEF DEPUTY SHERIFF

NO. 33465 TERM 2003 EDVA

Community Bank vs. Gausman

SHERIFF OF SCHUYLKILL CO.  
FRANCIS V. McANDREW, SHERIFF  
SCHUYLKILL CO. COURT HOUSE  
POTTSVILLE, PA 17901

30622

DATE 5/2/03 60-598/313

PAY TO THE ORDER OF Columbia Co. Sheriff's Dept.

Seventy Eight

71 \$ 7821



FOR Ref.

⑈030622⑈ ⑈03430598⑈ 18 435 6⑈

51

Francis V. McAndrew  
Deputy Sheriff

SHERIFF - DEPUTY

BOLLARS

SHERIFF'S DEPARTMENT  
OF SCHUYLKILL COUNTY  
SCHUYLKILL COUNTY COURT HOUSE  
POTTSVILLE, PENNSYLVANIA 17901  
(570) 622 5570

\* \* A F F I D A V I T   O F   R E T U R N   \* \*

DEPUTIZED FROM COLUMBIA COUNTY

PLAINTIFF:	COMMUNITY BANKS	COURT NUMBR	: 2003 ED 42
	V S	FILED BY	: COLUMBIA COUNTY SHERIFFS DEPT.
DEFENDANT:	GAUGHAN, JOSEPH A	TYPE OF PAPER	: WRIT OF EXECUTION ETAL
		SERVING NUMBER	: 33465
PEOPLE:		PRC FILE DATE	: 04/08/2003
		EXPIRATION	: 05/08/2003
		SHF RECEIVED	: 04/21/2003
		DEP RETURNED	: 05/06/2003

( P E O P L E   T O   B E   S E R V E D )

	NAME	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	DEPUTY
Service for	GAUGHAN, JOSEPH A	223 CENTER STREET		ASHLAND	PA	17921	KAZAKAVAGE, M

( A T T E M P T S   A T   S E R V I C E )

SEQ	DATE	TIME	SERVED TO	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	MILES	COST
1	04/24/2003	08:20	[NOT FOUND]	223 CENTRE ST		ASHLAND	PA	17921	30	10.80
2	05/02/2003	14:26	[NOT FOUND]	2023 CENTRE STREET		ASHLAND	PA	17921	30	10.80
3	05/05/2003	18:43	MRS JOSEPH A GAUGHAN	2023 CENTRE STREET		ASHLAND	PA	17921	30	10.80

\* REMARKS : SERVICE MADE BY DEPUTY KANE, D

Total : 32.40

Total Mileage Charge for all Services : 32.40



SHERIFF'S DEPARTMENT  
OF SCHUYLKILL COUNTY  
SCHUYLKILL COUNTY COURT HOUSE  
POTTSVILLE, PENNSYLVANIA 17901  
(570) 622-5570

\* \* A F F I D A V I T O F R E T U R N \* \*

C O S T S I N F O R M A T I O N

DESCRIPTION	PAYMENTS	CHARGES	BALANCE
ADVANCE COSTS - SERVICE	140.00		140.00
R D & R		9.00	131.00
SERVICE		9.00	122.00
ADD SERVICE		0.00	122.00
MILEAGE		32.40	89.60
SERVICE AFTER HOURS		8.39	81.21
PROTHY FEE FOR SERVICE		2.50	78.71
REFUND		78.71	0.00

Advance Payment : 140.00  
Cost of Service : 61.29  
Refund Paid : 78.71

End - of - Return (2003 ED 42)

ACCOUNT STATEMENT  
OFFICE OF THE SHERIFF  
OF SCHUYLKILL COUNTY

DATE : 05/06/2003

Case Ref : 2003 ED 42

Service ID: 33463

Type : WRIT OF EXECUTION ETAL

Filed By: COLUMBIA COUNTY SHERIFFS DEPT.

Address 1 : P.O. BOX 380

Address 2 : 35 WEST MAIN STREET

City : BLOOMSBURG

Advance Payment : 140.00

Cost of Service : 61.29

Refund : 78.71

SHERIFF'S DEPARTMENT  
OF SCHUYLKILL COUNTY  
SCHUYLKILL COUNTY COURT HOUSE  
POTTSVILLE, PENNSYLVANIA 17901  
(610) 622-5570

\* \* A F F I D A V I T O F R E T U R N \* \*

DEPUTIZED FROM COLUMBIA COUNTY

PLAINTIFF: COMMUNITY BANKS  
          V S  
DEFENDANT: GAUGHAN, JOSEPH A  
\_\_\_\_\_  
PEOPLE:  
|  
|  
|  
|

COURT NUMBER : 2003 ED 42  
FILED BY : COLUMBIA COUNTY SHERIFFS DEPT.  
TYPE OF PAPER : WRIT OF EXECUTION ETAL  
SERVING NUMBER : 33465  
PRO FILE DATE : 04/08/2003  
EXPIRATION : 05/08/2003  
SHF RECEIVED : 04/21/2003  
DEP RETURNED : 05/06/2003

( P E O P L E T O B E S E R V E D )

	NAME	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	DEPUTY
Service for	GAUGHAN, JOSEPH A	223 CENTER STREET		ASHLAND	PA	17921	KAZAKAVACE, M

( A T T E M P T S A T S E R V I C E )

SEQ	DATE	TIME	SERVED TO	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP	MILES	COST
1	04/24/2003	08:20	[NOT FOUND]	223 CENTRE ST		ASHLAND	PA	17921	30	10.80
2	05/02/2003	14:26	[NOT FOUND]	2023 CENTRE STREET		ASHLAND	PA	17921	30	10.80
3	05/05/2003	18:43	MRS JOSEPH A GAUGHEAN	2023 CENTRE STREET		ASHLAND	PA	17921	30	10.80

\* REMARKS : SERVICE MADE BY DEPUTY KANE, D

Total : 32.40

Total Mileage Charge for all Services : 32.40

SHERIFF'S DEPARTMENT  
OF SCHUYLKILL COUNTY  
SCHUYLKILL COUNTY COURT HOUSE  
POTTSVILLE, PENNSYLVANIA 17901  
(570) 622-5570

\* \* A F F I D A V I T   O F   R E T U R N   \* \*

I hereby CERTIFY and RETURN that service was made by handing a TRUE and ATTESTED COPY to :


MRS JOSEPH A CAUGHAN (MOTHER)  
2023 CENTRE STREET  
ASHLAND PA

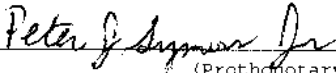
ON  
05/05/2003  
at 18:43

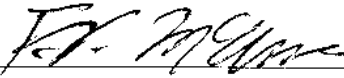
SWORN and subscribed before me this 6th

SO ANSWERS

day of May, 2003

  
(Deputy Sheriff)

  
(Prothonotary)

  
(Sheriff of Schuylkill County)

End - of - Return (X 120-2003)

SHERIFF'S DEPARTMENT  
OF SCHUYLKILL COUNTY  
SCHUYLKILL COUNTY COURT HOUSE  
POTTSVILLE, PENNSYLVANIA 17901  
(570) 622 5570

\* \* A F F I D A V I T O F R E T U R N \* \*

C O S T S I N F O R M A T I O N

DESCRIPTION	PAYMENTS	CHARGES	BALANCE
ADVANCE COSTS - SERVICE	140.00		140.00
R D & R		9.00	131.00
SERVICE		9.00	122.00
ADD SERVICE		0.00	122.00
MILEAGE		32.40	89.60
SERVICE AFTER HOURS		8.39	81.21
PROCTHY FEE FOR SERVICE		2.50	78.71
REFUND		78.71	0.00

Advance Payment : 140.00  
Cost of Service : 61.29  
Refund Paid : 78.71

End of - Return (2003 ED 47)

ACCOUNT STATEMENT  
OFFICE OF THE SHERIFF  
OF SCHUYLKILL COUNTY

DATE : 05/06/2003

Case Ref : 2003 ED 42

Service ID: 33465

Type : WRIT OF EXECUTION ETAL

Filed By: COLUMBIA COUNTY SHERIFFS DEPT.

Address 1 : P.O. BOX 380

Address 2 : 35 WEST MAIN STREET

City : BLOOMSBURG

Advance Payment : 140.00

Cost of Service : 61.29

Refund : 78.71

SCHUYLKILL COUNTY SHERIFF'S RETURN OF SERVICE

CASE NUMBER: 2003 ED 42 SERVICE ID: 33465 DEPUTY: KAZAKAVAGE, M  
TYPE OF PAPER: WRIT OF EXECUTION ETAL EXPIRATION DATE: 05/08/2003

REFUND TO: COLUMBIA COUNTY SHERIFFS DEPT.  
DEPUTIZED FROM COLUMBIA COUNTY

*Make Refund Check Payable to  
Columbia County Sheriff Dept.*

PERSON TO SERVE: JOSEPH A GAUGHAN

ADDRESS: 223 CENTER STREET ASHLAND PA 17921

ATTEMPTS MADE:

DATE	TIME	MILEAGE	COST	ATTEMPTED PLACE OF SERVICE
------	------	---------	------	----------------------------

4-24-03	820AM			

PERSON SERVED

NAME: RELATIONSHIP:

ADDRESS: on at A.M.  
P.M.

( ) NOT FOUND BECAUSE

COMMENTS:

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-3622

24 HOUR PHONE  
(570) 784-6300

COMMUNITY BANKS

42ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

MARIE PARKANSKY  
JOSEPH A. GAUGHAN

NOW, MONDAY, APRIL 28, 2003, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF NORTHUMBERLAND COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, MARIE PARKANSKY, AT 508 W 2ND ST., MT CARMEL, PA

*Harry A. Roadarmel Jr.*

---

HARRY A. ROADARMEL, SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA



28 33465

HARRY A. ROADARMEL, JR.



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

PHONE  
(570) 389-5622

24 HOUR PHONE  
(570) 784-6300

COMMUNITY BANKS

42ED2003

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

MARIE PARKANSKY  
JOSEPH A. GAUGHAN

NOW, TUESDAY, APRIL 15, 2003, I, HON. HARRY A. ROADARMEL JR. HIGH SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA, DO HEREBY DEPUTIZE THE SHERIFF OF SCHUYLKILL COUNTY PENNSYLVANIA, TO EXECUTE THIS WRIT DEPUTATION BEING MADE AT THE REQUEST AND RISK OF THE PLAINTIFF, PERSON TO SERVE, JOSEPH A. GAUGHAN, AT 223 CENTER ST., ASHLAND, PA

*Harry A. Roadarmel Jr.*

HARRY A. ROADARMEL, SHERIFF  
COLUMBIA COUNTY, PENNSYLVANIA

SCHUYLKILL COUNTY  
PENNSYLVANIA  
APR 21 11 20 AM '03  
SHERIFF'S OFFICE

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA :  
: ss:  
COUNTY OF COLUMBIA :

TO THE SHERIFF OF SAID COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description.

DATE: 4/11/03

Fannie B. Kline  
Prothonotary

by: Elizabeth A. Brennan  
Deputy

COMMUNITY BANKS,

Plaintiff

v

MARIE PARKANSKY and  
JOSEPH A. GAUGHAN,

Defendant

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

WRIT NO. 1417-CV-2002 MF

~~Amount:~~ 2003 ED-42

Interest: \_\_\_\_\_

Costs: \_\_\_\_\_

Plaintiff: Community Bank

Attorney: Steven C. Courtney

Sheriff: Harry A. Roadarmel

**PRAECIPE FOR WRIT OF EXECUTION  
MORTGAGE FORECLOSURE – P.R.C.P. 3180-3183**

TO THE PROTHONTOARY OF SAID COURT:

Issue Writ of Execution in the above captioned case.

DATE: 4/8/03

Signature: \_\_\_\_\_

Print Name: Steven C. Courtney, Esquire

Address: P.O. Box 6280

Harrisburg, PA 17112

Attorney For: Plaintiff

Telephone: 717-540-3900

Supreme Court ID No. : 74669

2003 APR 10 A 10 23

2003 APR 10 A 10 23

FILED

BY: Steven C. Courtney, Esquire  
Attorney I.D. No. 74669  
P.O. Box 6280  
Harrisburg, PA 17112  
(717) 540-3900

Attorney for Plaintiff

COMMUNITY BANKS,	:	IN THE COURT OF COMMON
	:	PLEAS, COLUMBIA COUNTY,
Plaintiff	:	PENNSYLVANIA
vs.	:	
	:	
MARIE PARKANSKY and	:	NO. 1417-CV-2002
JOSEPH A. GAUGHAN,	:	<i>2003-ED-42</i>
Defendant	:	MORTGAGE FORECLOSURE
	:	ACTION

NOTICE OF SHERIFF'S SALE OF REAL ESTATE  
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: June 25, 2003

TIME: 9:30 ~~am~~ A.M.

LOCATION: COLUMBIA COUNTY COURTHOUSE  
Sheriff's Department  
Bloomsburg, PA 17915

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.  
(SEE DESCRIPTION ATTACHED)

The Location of your property to be sold is:

385 Quaker Meeting House Road, Catawissa, Pennsylvania 17820

The JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 1417 CV-2002

The NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) of this property is  
(are):

Marie Parkansky and Joseph A. Gaughan

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that we are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the court of Common Pleas of the within County at the Courthouse address specified herein.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.**

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.**

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office – Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

ALL THAT CERTAIN piece, parcel or lot of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

ADJOINING the public road leading through the Village of Newlin and lands formerly of William Bahme and Wesley Levan. CONTAINING 2 acres, more or less. WHEREON are erected a bank barn and outbuildings.

EXCEPTION AND RESERVING to the Grantors hereto a right-of-way over and upon an old public road which runs across the premises hereby conveyed, and for use in going to and from other lands owned now or formerly by William W. Seaman and wife.

BEING THE SAME PREMISES in which RONALD K. MILLER and HELEN MILLER, his wife, by their Deed dated March 8, 1994 and intended to be recorded simultaneously herewith recorded in the Office of the Recorder of Deeds in and for Columbia County, granted and conveyed unto, JOSEPH A. GAUGHAN and MARIE PARKANSKY, MORTGAGES, herein.

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/11/2003

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 42ED2003

PLAINTIFF COMMUNITY BANKS

DEFENDANT MARIE PARKANSKY  
JOSEPH A. GAUGHAN

<b>PERSON/CORP TO SERVED</b>
MARIE PARKANSKY
<del>385 OLAKER MEETING HOUSE ROAD</del>
<del>CATAWISSA</del>

**PAPERS TO SERVED**  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Marie 508 W 2nd St  
Mount Carmel PA  
17851

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 4-27-03 TIME 1620 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
<u>4-23</u>	<u>1017</u>	<u>SH</u>	<u>NA-LC</u>

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

160.00

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/11/2003

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 42ED2003

PLAINTIFF COMMUNITY BANKS

DEFENDANT MARIE PARKANSKY  
JOSEPH A. GAUGHAN

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	WRIT OF EXECUTION - MORTGAGE
PO BOX 380	FORECLOSURE
BLOOMSBURG	

SERVED UPON GAIL KIPP

RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE 4-21-3 TIME 1400 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

J. Carter

DATE 4-21-3



# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/11/2003

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 42ED2003

PLAINTIFF COMMUNITY BANKS

DEFENDANT MARIE PARKANSKY  
JOSEPH A. GAUGHAN

<b>PERSON/CORP TO SERVED</b>	<b>PAPERS TO SERVED</b>
DOMESTIC RELATIONS	WRIT OF EXECUTION - MORTGAGE
15 PERRY AVE.	FORECLOSURE
BLOOMSBURG	

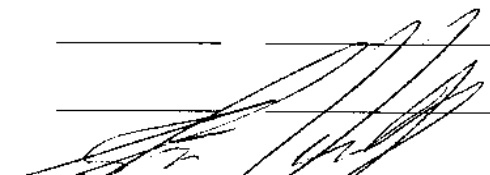
SERVED UPON *Joseph A. Gaughan* *Cust - Srs*  
RELATIONSHIP \_\_\_\_\_ IDENTIFICATION \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ 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	<u><i>4-21-03</i></u>

# REAL ESTATE OUTLINE

ED # 42-03

DATE RECEIVED 4-11-03  
DOCKET AND INDEX 4-15-03  
SET FILE FOLDER UP 4-15-03

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☒  
NOTICES OF SHERIFF SALE 2  
WATCHMAN RELEASE FORM ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR \$1,350.00 OR ☒ CK# 2272

**\*\*IF ANY OF ABOVE IS MISSING DO NOT PROCEED\*\***

SALE DATE June 25, 2003 TIME 0930  
POSTING DATE May 22, 2003  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 4, 2003  
2<sup>ND</sup> WEEK 11  
3<sup>RD</sup> WEEK 18

## CIVIL CASE JUDGMENTS REPORT

Case: 2002-CV-0001417-MF

Community Banks vs. Marie Parkansky, etal.

Sorted by Order Date

Disposition Entry Date	Party One	Party Two	Disposition Judgment
3/3/2003	Community Banks Plaintiff	Gaughan, Joseph A Defendant	Open <b>In Favor Of:</b> Plaintiff Default Judgment <b>Amount:</b> 29105.84
3/3/2003	Community Banks Plaintiff	Parkansky, Marie Defendant	Open <b>In Favor Of:</b> Plaintiff Default Judgment <b>Amount:</b> 29105.84

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA :

: ss:

COUNTY OF COLUMBIA :

TO THE SHERIFF OF SAID COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description.

DATE:

4/11/03

Tami B. Kline  
Prothonotary

by: Elizabeth A. Barron  
Deputy

COMMUNITY BANKS,

Plaintiff

v

MARIE PARKANSKY and

JOSEPH A. GAUGHAN,

Defendant

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

WRIT NO. 1417-CV-2002 MF

Amount: 2003-ED-42

Interest: \_\_\_\_\_

Costs: \_\_\_\_\_

Plaintiff: Community Bank

Attorney: Steven C. Courtney

Sheriff: Harry A. Roadarmel

**PRAECIPE FOR WRIT OF EXECUTION  
MORTGAGE FORECLOSURE – P.R.C.P. 3180-3183**

TO THE PROTHONOTARY OF SAID COURT:

Issue Writ of Execution in the above captioned case.

DATE: 4/8/03

Signature: \_\_\_\_\_

Print Name: Steven C. Courtney, Esquire

Address: P.O. Box 6280

Harrisburg, PA 17112

Attorney For: Plaintiff

Telephone: 717-540-3900

Supreme Court ID No. : 74669

CLERK OF COURTS OFFICE  
COUNTY OF COLUMBIA, PA

2003 APR 10 A 10:23

FILED  
PROTHONOTARY

WRIT OF EXECUTION – MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA :

: ss:

COUNTY OF COLUMBIA :

TO THE SHERIFF OF SAID COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description.

DATE:

4/11/2003

Fanni B. Kline  
Prothonotary

by: Elizabeth A. Berry  
Deputy

COMMUNITY BANKS,

Plaintiff

v

MARIE PARKANSKY and

JOSEPH A. GAUGHAN,

Defendant

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

WRIT NO. 1417-CV-2002 MF

Amount: 2003-ED-42

Interest: \_\_\_\_\_

Costs: \_\_\_\_\_

Plaintiff: Community Bank

Attorney: Steven C. Courtney

Sheriff: Harry A. Roadarmel

**PRAECIPE FOR WRIT OF EXECUTION  
MORTGAGE FORECLOSURE – P.R.C.P. 3180-3183**

TO THE PROTHONTOARY OF SAID COURT:

Issue Writ of Execution in the above captioned case.

DATE: 4/8/03

Signature: \_\_\_\_\_

Print Name: Steven C. Courtney, Esquire

Address: P.O. Box 6280

Harrisburg, PA 17112

Attorney For: Plaintiff

Telephone: 717-540-3900

Supreme Court ID No. : 74669

2003 APR 10 10:23 AM

2003 APR 10 10:23 AM

2003 APR 10 10:23 AM

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

COMMONWEALTH OF PENNSYLVANIA :  
: ss:  
COUNTY OF COLUMBIA :

TO THE SHERIFF OF SAID COUNTY:

To satisfy the judgment, interest and costs in the above-captioned case, you are directed to levy upon and sell the property described in the attached description.

DATE:

4/11/03

Fanni B. Kline  
Prothonotary

by: Elizabeth A. Bruner  
Deputy



COMMUNITY BANKS,

Plaintiff

v

MARIE PARKANSKY and

JOSEPH A. GAUGHAN,

Defendant

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

WRIT NO. 1417-CV-2002 MF

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Attorney For: Plaintiff

Telephone: 717-540-3900

Supreme Court ID No. : 74669

RECEIVED  
CLERK OF COMMON PLEAS  
COLUMBIA COUNTY, PA

2003 APR 10 AM 10:23

FILED

BY: Steven C. Courtney, Esquire  
Attorney I.D. No. 74669  
P.O. Box 6280  
Harrisburg, PA 17112  
(717) 540-3900

Attorney for Plaintiff

COMMUNITY BANKS,	:	IN THE COURT OF COMMON
	:	PLEAS, COLUMBIA COUNTY,
Plaintiff	:	PENNSYLVANIA
vs.	:	
	:	
MARIE PARKANSKY and	:	NO. 1417-CV-2002
JOSEPH A. GAUGHAN,	:	<i>2003-ED-42</i>
Defendant	:	MORTGAGE FORECLOSURE
	:	ACTION

### CERTIFICATE OF SERVICE

The undersigned attorney hereby certifies that on the 8 day of April, 2003, a true and correct copy of the foregoing Praecipe for Writ of Execution, Affidavit Pursuant to P.R.C.P. 3129.1 and Notice of Sheriff's Sale of Real Estate Pursuant to Pennsylvania Rules of Civil Procedure 3129.1 has been served upon the person(s) named below at the address(es) shown below by depositing the same in the United States mail, first-class postage prepaid per the attached Certificate of Mailing.

Fairbanks Capital f/k/a Contimortgage Corp.  
Mortgage Department  
3815 South West Temple  
Salt Lake City, UT 84115

Bureau of Operations and Revenue  
City Government Center  
10 N. Second Street, Room 305  
Harrisburg, PA 17101

Commonwealth of Pennsylvania  
Department of Revenue  
Strawberry Square  
Harrisburg, PA 17129

Marie Parkansky  
RR 3, Box 184  
385 Quaker Meeting House Road  
Catawissa, Pennsylvania 17820

Joseph A. Gaughan  
223 Center Street  
Ashland, PA 17921

GODFREY & COURTNEY, P.C.

By

Steven C. Courtney, Esquire

BY: Steven C. Courtney, Esquire  
Attorney I.D. No. 74669  
P.O. Box 6280  
Harrisburg, PA 17112  
(717) 540-3900

Attorney for Plaintiff

COMMUNITY BANKS,	:	IN THE COURT OF COMMON
	:	PLEAS, COLUMBIA COUNTY,
Plaintiff	:	PENNSYLVANIA
vs.	:	
	:	
MARIE PARKANSKY and	:	NO. 1417-CV-2002
JOSEPH A. GAUGHAN,	:	<i>2003-ED-42</i>
Defendant	:	MORTGAGE FORECLOSURE
	:	ACTION

NOTICE OF SHERIFF'S SALE OF REAL ESTATE  
PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.1

TAKE NOTICE:

That the Sheriff's Sale of Real Property (real estate) will be held:

DATE: \_\_\_\_\_, 2003

TIME: \_\_\_\_\_:00 A.M.

LOCATION: COLUMBIA COUNTY COURTHOUSE  
Sheriff's Department  
Bloomsburg, PA 17915

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.  
(SEE DESCRIPTION ATTACHED)

The Location of your property to be sold is:

385 Quaker Meeting House Road, Catawissa, Pennsylvania 17820

The JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to:

No. 1417 CV-2002

The NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) of this property is  
(are):

Marie Parkansky and Joseph A. Gaughan

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that we are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

Information about the Schedule of Distribution may be obtained from the Sheriff of the court of Common Pleas of the within County at the Courthouse address specified herein.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.**

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.**

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

1. You may file a petition with the Court of Common Pleas of the within County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price or for other proper cause. This petition **MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED.**
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order or rule must be attached to the petition.

If a specific return date is desired, such date must be obtained from the Court Administrator's Office – Civil Division, of the within County Courthouse, before a presentation of the petition to the Court.

ALL THAT CERTAIN piece, parcel or lot of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

ADJOINING the public road leading through the Village of Newlin and lands formerly of William Bahme and Wesley Levan. CONTAINING 2 acres, more or less. WHEREON are erected a bank barn and outbuildings.

EXCEPTION AND RESERVING to the Grantors hereto a right-of-way over and upon an old public road which runs across the premises hereby conveyed, and for use in going to and from other lands owned now or formerly by William W. Seaman and wife.

BEING THE SAME PREMISES in which RONALD K. MILLER and HELEN MILLER, his wife, by their Deed dated March 8, 1994 and intended to be recorded simultaneously herewith recorded in the Office of the Recorder of Deeds in and for Columbia County, granted and conveyed unto, JOSEPH A. GAUGHAN and MARIE PARKANSKY, MORTGAGES, herein.

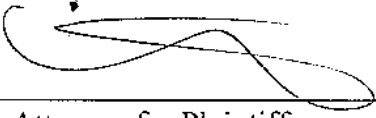
BY: Steven C. Courtney, Esquire  
Attorney I.D. No. 74669  
P.O. Box 6280  
Harrisburg, PA 17112  
(717) 540-3900

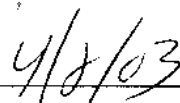
Attorney for Plaintiff

COMMUNITY BANKS,	:	IN THE COURT OF COMMON
	:	PLEAS, COLUMBIA COUNTY,
Plaintiff	:	PENNSYLVANIA
vs.	:	
	:	
MARIE PARKANSKY and	:	NO. 1417-CV-2002
JOSEPH A. GAUGHAN,	:	" 2003-ED-42
Defendant	:	MORTGAGE FORECLOSURE
	:	ACTION

**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.

  
\_\_\_\_\_  
Attorney for Plaintiff (SEAL)

  
\_\_\_\_\_  
Date

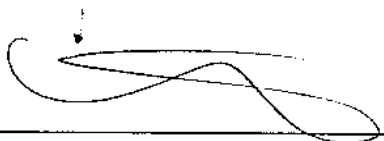
BY: Steven C. Courtney, Esquire  
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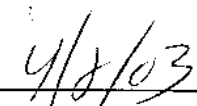
Attorney for Plaintiff

COMMUNITY BANKS,	:	IN THE COURT OF COMMON
	:	PLEAS, COLUMBIA COUNTY,
vs.	:	PENNSYLVANIA
	:	
MARIE PARKANSKY and	:	NO. 1417-CV-2002
JOSEPH A. GAUGHAN,	:	v. 2003 ED-42
	:	MORTGAGE FORECLOSURE
Defendant	:	ACTION

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\_\_\_\_\_  
Attorney for Plaintiff (SEAL)

  
\_\_\_\_\_  
Date



BY: Steven C. Courtney, Esquire  
Attorney I.D. No. 74669  
P.O. Box 6280  
Harrisburg, PA 17112  
(717) 540-3900

Attorney for Plaintiff

COMMUNITY BANKS,	:	IN THE COURT OF COMMON
	:	PLEAS, COLUMBIA COUNTY,
Plaintiff	:	PENNSYLVANIA
vs.	:	
	:	
MARIE PARKANSKY and	:	NO. 1417-CV-2002
JOSEPH A. GAUGHAN,	:	2003-ED-42
Defendant	:	MORTGAGE FORECLOSURE
	:	ACTION

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\_\_\_\_\_  
Attorney for Plaintiff (SEAL)

4/8/03 Date

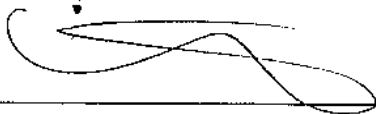
BY: Steven C. Courtney, Esquire  
Attorney I.D. No. 74669  
P.O. Box 6280  
Harrisburg, PA 17112  
(717) 540-3900

Attorney for Plaintiff

COMMUNITY BANKS,	:	IN THE COURT OF COMMON
	:	PLEAS, COLUMBIA COUNTY,
Plaintiff	:	PENNSYLVANIA
vs.	:	
	:	
MARIE PARKANSKY and	:	NO. 1417-CV-2002
JOSEPH A. GAUGHAN,	:	2003 ED - 42
Defendant	:	MORTGAGE FORECLOSURE
	:	ACTION

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(SEAL)

Attorney for Plaintiff

4/2/03

Date

BY: Steven C. Courtney, Esquire  
Attorney I.D. No. 74669  
P.O. Box 6280  
Harrisburg, PA 17112  
(717) 540-3900

Attorney for Plaintiff

COMMUNITY BANKS, : IN THE COURT OF COMMON  
Plaintiff : PLEAS, COLUMBIA COUNTY,  
vs. : PENNSYLVANIA  
MARIE PARKANSKY and : NO. 1417-CV-2002  
JOSEPH A. GAUGHAN, : 2003 ED-42  
Defendant : MORTGAGE FORECLOSURE  
ACTION

AFFIDAVIT PURSUANT TO P.R.C.P. 3129.1

The Plaintiff in the above action, by its attorneys, Steven C. Courtney, Esquire and Godfrey & Courtney, P.C. sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at 385 Quaker Meeting House Road, Catawissa, PA 17820.

1. Name(s) and address(s) of the Owner(s) or Reputed Owner(s):

Marie Parkansky	Joseph A. Gaughan
RR 3, Box 184	223 Center Street
385 Quaker Meeting House Road	Ashland, PA 17921
Catawissa, Pennsylvania 17820	

2. Name and address of the Defendant(s) in the Judgment, if different from that listed above:

SAME.

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

None

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

A. Plaintiff herein.

B. Fairbanks Capital f/k/a Continmortgage Corp.  
Mortgage Department  
3815 South West Temple  
Salt Lake City, UT 84115

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

- A. Columbia County Tax Claim Bureau  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815
- B. Bureau of Operations and Revenue  
City Government Center  
10 N. Second Street, Room 305  
Harrisburg, PA 17101
- C. Commonwealth of Pennsylvania  
Department of Revenue  
Strawberry Square  
Harrisburg, PA 17129
- D. Fairbanks Capital f/k/a Continmortgage Corp.  
Mortgage Department  
3815 South West Temple  
Salt Lake City, UT 84115

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

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:

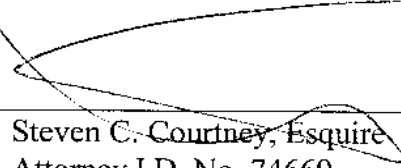
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Department of Revenue  
Strawberry Square  
Harrisburg, PA 17129

D. Fairbanks Capital f/k/a Contimortgage Corp.  
Mortgage Department  
3815 South West Temple  
Salt Lake City, UT 84115

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

GODFREY & COURTNEY, P.C.

By

  
Steven C. Courtney, Esquire  
Attorney I.D. No. 74669  
P.O. Box 6280  
Harrisburg, PA 17112  
(717) 540-3900  
Attorneys for Plaintiff

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**GODFREY & COURTNEY, P.C.**

2215 FOREST HILLS DRIVE

SUITE 36

P.O. BOX 6280

HARRISBURG, PA 17112

717-540-3900

COMMUNITY BANK, N.A.

60-881/313 CHECK NO.

002272

**PAY**

TO THE ORDER OF

Columbia County Sheriff

One thousand three hundred fifty and NO/100

DATE

04/03/2003

AMOUNT

\$1,350.00

Columbia County Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815

⑈002272⑈ ⑆031308810⑆ 4502548709⑈

**GODFREY & COURTNEY, P.C.**

Columbia County Sheriff

002272

2013-474-88

04/03/2003

1350.00

1350.00

Fee for Sheriff's Sale - Comm. Banks V. Parkansky - 474-88