

# SHERIFF'S SALE COST SHEET

PNC Bank vs. Chira Linger  
 NO. 63-04 ED NO. 1318-03 JD DATE/TIME OF SALE 7-14-04 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>16.00</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>8.00</u>   |
| TOTAL ***** \$ <u>415.00</u>    |                  |

|                              |                  |
|------------------------------|------------------|
| WEB POSTING                  | \$150.00         |
| PRESS ENTERPRISE INC.        | \$ <u>625.96</u> |
| SOLICITOR'S SERVICES         | \$75.00          |
| TOTAL ***** \$ <u>848.96</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>285.15</u> |
| SCHOOL DIST.                 | 20 | \$ |               |
| DELINQUENT                   | 20 | \$ | <u>5.00</u>   |
| TOTAL ***** \$ <u>290.15</u> |    |    |               |

|                              |    |    |               |
|------------------------------|----|----|---------------|
| MUNICIPAL FEES DUE:          |    |    |               |
| SEWER                        | 20 | \$ | <u>276.46</u> |
| WATER                        | 20 | \$ |               |
| TOTAL ***** \$ <u>276.46</u> |    |    |               |

|                             |    |               |
|-----------------------------|----|---------------|
| SURCHARGE FEE (DSTE)        | \$ | <u>130.00</u> |
| MISC.                       | \$ |               |
| TOTAL ***** \$ <u>- 0 -</u> |    |               |

TOTAL COSTS (OPENING BID) \$ 2012.07

# COLUMBIA COUNTY SHERIFF'S OFFICE

## SHERIFF'S REAL ESTATE FINAL COST SHEET

PAC Bank vs Gloria Linger

NO. 63-04 ED NO. 1318-03 JD

DATE/TIME OF SALE: 7-14-04 0930

BID PRICE (INCLUDES COST) \$ 2012.07

POUNDAGE - 2% OF BID \$ 40.24

TRANSFER TAX - 2% OF FAIR MKT \$ —

MISC. COSTS \$ —

TOTAL AMOUNT NEEDED TO PURCHASE \$ 2052.31

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

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

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

PURCHASER(S) SIGNATURE(S): X [Signature]

TOTAL DUE: \$ 2052.31

LESS DEPOSIT: \$ 1200.00

DOWN PAYMENT: \$ —

TOTAL DUE IN 8 DAYS \$ 852.31

11/19/04

PURCELL, KRUG & HALLER

97818

08/10/2004 097818

W02819-27386  
Lunger, Gloria J.  
Balance of Sale Costs  
Keb

852.31

PURCELL, KRUG & HALLER  
1719 NORTH FRONT STREET  
HARRISBURG, PA 17102

COMMERCIAL BANK  
60-184-313

97818

CHECK NO.

CHECK DATE

097818 08/10/2004

CHECK AMOUNT

EIGHT HUNDRED FIFTY TWO AND 31/100 DOLLARS\*\*\*\*\*

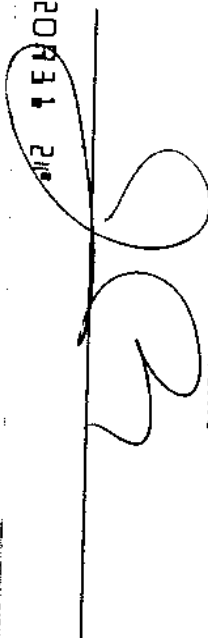
\$\*\*\*\*\*852.31

PAY  
TO THE  
ORDER  
OF

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS

⑈097818⑈ ⑆031301846⑆ 51 320931 2⑈



Security Features Included.



Details on back.

090867/7-95

LAW OFFICES

PURCELL, KRUG & HALLER  
1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2393

TELEPHONE (717) 234-4178  
TELECOPIER (717) 233-1149

August 6, 2004

OFFICE OF THE SHERIFF  
Columbia County Court House  
P. O. Box 380  
Bloomsburg, PA 17815

Re: PNC BANK, N.A. vs. GLORIA J. LUNGER  
No. 2003-CV-1318

Dear Sheriff:

Enclosed please find affidavits of value for the deed to be prepared and recorded as a result of the sale in this case.

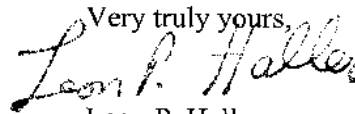
THE GRANTEE SHOULD BE:

LAND HOLDING, LLC  
620 Liberty Avenue  
Pittsburgh, PA 15222

We are enclosing a check payable to the Recorder of Deeds in the amount of \$1,119.06 representing transfer tax owing in connection with recording the deed. Please have the Recorder return the RECORDED DEED to me in the enclosed envelope, along with the recording receipt.

PLEASE CALL OUR OFFICE, COLLECT IF NECESSARY, THE DAY THE DEED IS RECORDED.

Thank you for your cooperation in this matter. Please call if you need anything further.

Very truly yours,  
  
Leon P. Haller

LPH/kb  
Enclosure



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
POST OFFICE BOX 8910  
HARRISBURG, PA 17105-8910

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name

Leon P. Haller, Esquire

Telephone Number:

Area Code ( 717 ) 234-4178

Street Address

City

State

Zip Code

1719 North Front Street, Harrisburg, PA 17102

### B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s)

Sheriff of Columbia County

Grantee(s)/Lessee(s)

LAND HOLDING, LLC

Street Address

35 West Main Street

Street Address

620 Liberty Avenue

City

State

Zip Code

Bloomsburg, PA 17815

City

State

Zip Code

Pittsburgh, PA 15222

### C. PROPERTY LOCATION

Street Address

1608 Mulberry Street

City, Township, Borough

Berwick Borough

County

Columbia County

School District

Tax Parcel Number

04B-02-037

### D. VALUATION DATA

1. Actual Cash Consideration

\$2,012.07

2. Other Consideration

+ 0.00

3. Total Consideration

= \$2,012.07

4. County Assessed Value

\$18,227.00

5. Common Level Ratio Factor

x 3.05

6. Fair Market Value

= \$55,592.35

### E. EXEMPTION DATA

1a. Amount of Exemption Claimed

1b. Percentage of Interest Conveyed

### 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession \_\_\_\_\_  
(Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Leon P. Haller, Esquire

Date

8/3/04

(SEE REVERSE)

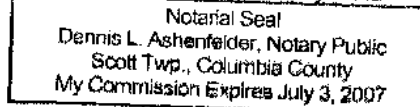
STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA } SS

Paul R. Eyerly, IV, President, 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 23, 30; July 7, 2004 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 8<sup>th</sup> day of July, 2004.

(Notary Public)

My commission expires July 3, 2007 in Pennsylvania



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.

LAW OFFICES  
**PURCELL, KRUG & HALLER**

1719 NORTH FRONT STREET  
HARRISBURG, PENNSYLVANIA 17102-2392  
TELEPHONE (717) 234-4178  
FAX (717) 234-1206  
E-MAIL: MTG@PKH.COM

JOHN W. PURCELL  
HOWARD B. KRUG  
LEON P. HALLER  
JOHN W. PURCELL JR.  
VALERIE A. GUNN  
JILL M. WINEKA  
BRIAN J. TYLER  
NICHOLE M. STALEY

JOSEPH NISSLEY (1910-1982)  
ANTHONY DiSANTO  
OF COUNSEL

HERSHEY  
1099 GOVERNOR ROAD  
(717) 533-3836

June 28, 2004

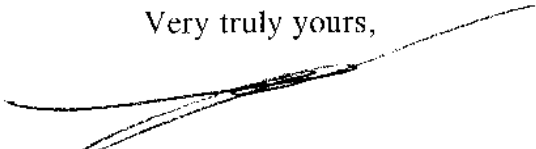
Columbia County Sheriff  
P.O. Box 380  
Bloomsburg, PA 17815

Re: 2003-CV-1318 PNC BANK, N.A. vs. GLORIA J. LUNGER

Dear Sir/Madam:

Enclosed please find a copy of the Return of Service regarding the above-referenced case for your records. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,



Leon P. Haller, Esquire

LPH/djm

Enclosure

PNC BANK, N.A.,  
PLAINTIFF

VS.

GLORIA J. LUNGER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1318

IN MORTGAGE FORECLOSURE

**RETURN OF SERVICE**

I hereby certify that I have deposited in the U.S. Mails at Harrisburg, Pennsylvania on 4-22-04, a true and correct copy of the Notice of Sale of Real Estate pursuant to PA R.C.P. 3129.1 to the Defendants herein and all lienholders of record by regular first class mail (Certificate of Mailing form in compliance with U.S. Postal Form 3817 is attached hereto as evidence), and also to the Defendants by Certified Mail, which mailing receipts are attached. Service addresses are as follows:

GLORIA J. LUNGER  
7200 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

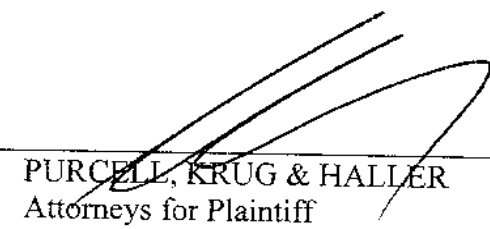
Associates Home Equity Services, Inc.  
250 East Carpenter Freeway  
Irving, TX 75062

PNC Bank  
Consumer Loan Center  
Collateral Control  
2730 Liberty Avenue  
Pittsburgh, PA 15222

Tenant/Occupant  
1608 Mulberry Street  
Berwick, PA 18603

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

By

  
PURCELL, KRUG & HALLER  
Attorneys for Plaintiff  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178



PNC BANK, N.A.,  
PLAINTIFF

VS.

GLORIA J. LUNGER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

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7200 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

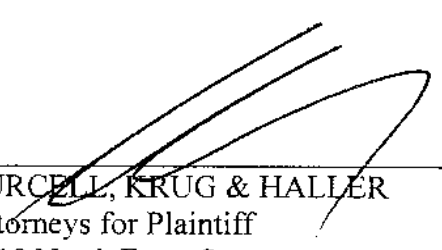
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Pittsburgh, PA 15222

Tenant/Occupant  
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Berwick, PA 18603

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

By

  
PURCELL, KRUG & HALLER  
Attorneys for Plaintiff  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

LAW OFFICES

*Purcell, Krug & Haller*

HOWARD B. KRUG  
LEON P. HALLER  
JOHN W. PURCELL JR.  
JILL M. WINKA  
BRIAN J. TYLER  
NICHOLE M. STALEY O'GORMAN

1719 NORTH FRONT STREET  
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TELEPHONE (717) 234-4178  
FAX (717) 234-1206

HERSHEY  
(717) 533-3836  
JOSEPH NISSLEY (1910-1982)  
JOHN W. PURCELL  
VALERIE A. GUNNOF  
COUNSEL

GLORIA J. LUNGER  
7200 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Associates Home Equity Services, Inc.  
250 East Carpenter Freeway  
Irving, TX 75062

PNC Bank  
Consumer Loan Center  
Collateral Control  
2730 Liberty Avenue  
Pittsburgh, PA 15222

Tenant/Occupant  
1608 Mulberry Street  
Berwick, PA 18603

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

**NOTICE IS HEREBY GIVEN** to the Defendants in the within action and those parties who hold one or more mortgages, judgments or tax liens against the real estate which is the subject of the Notice of Sale pursuant to Pennsylvania Rule of Civil Procedure 3129.1 attached hereto.

**YOU ARE HEREBY NOTIFIED** that by virtue of a Writ of Execution issued out of the Court of Common Pleas of the within county on the judgment of the Plaintiff named herein the said real estate will be exposed to public sale as set forth on the attached Notice of Sale.

**YOU ARE FURTHER NOTIFIED** that the lien you hold against the said real estate will be divested by the sale and that you have an opportunity to protect your interest, if any, by being notified of said Sheriff's Sale.

By: 

Leon P. Haller PA I.D.15700  
Attorney for Plaintiff

PNC BANK, N.A.,  
PLAINTIFF

VS.

GLORIA J. LUNGER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1318

IN MORTGAGE FORECLOSURE

**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: **wednesday, July 14, 2004**

TIME: **9:30 a.m.**

LOCATION: Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**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:

**1608 MULBERRY STREET  
BERWICK, PENNSYLVANIA 18603**

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

**No. 2003-CV-1318**

**JUDGMENT AMOUNT \$38,216.60**

**THE NAMES OF THE OWNERS OR REPUTED OWNERS** of this property is:

**GLORIA J. LUNGER**

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

Susquehanna Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

**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 an 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.

PURCELL, KRUG & HALLER  
Attorneys for Plaintiff  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the easterly side of Mulberry Street at the corner of Lot No. 32;  
THENCE Easterly along same one hundred and fifty (150) feet to an alley;  
THENCE Northerly along said alley Forty (40) feet to corner of Lot No. 34;  
THENCE Westerly along said lot One Hundred and Fifty (150) feet to Mulberry Street aforesaid;  
THENCE Southerly along said street Forty (40) feet to the corner, the place of BEGINNING.  
BEING LOT NO. 33

HAVING THEREON ERECTED A dwelling house known as 1608 Mulberry Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Laura M. Andreas by Deed dated 10/13/93 and recorded 10/13/93 in Columbia County Deed Book Volume 549, page 606, granted and conveyed unto Darl E. Lunger and Gloria J. Lunger. The said Darl E. Lunger died on October 10, 1998, thereby vesting sole title unto Gloria J. Lunger, by operation of law.

Parcel # 04B-02-037

WASHINGTON MUTUAL BANK, FA v. GLORIA J. LUNGER  
Columbia County Sale 7-14-04

**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

Received from:

Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
GLORIA J. LUNGER  
7200 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

Postmark:

**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

Received from:

Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
Tenant/Occupant  
1608 Mulberry Street  
Berwick, PA 18603

Postmark:

**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

Received from:

Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
DOMESTIC RELATIONS  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Postmark:



WASHINGTON MUTUAL BANK, FA v. GLORIA J. LUNGER  
Columbia County Sale 7-14-04

**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

Received from:

Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
Associates Home Equity Services, Inc.  
250 East Carpenter Freeway  
Irving, TX 75062

Postmark:

**U. S. POSTAL SERVICE**  
**CERTIFICATE OF MAILING**  
**(In compliance with Postal Service Form 3877)**

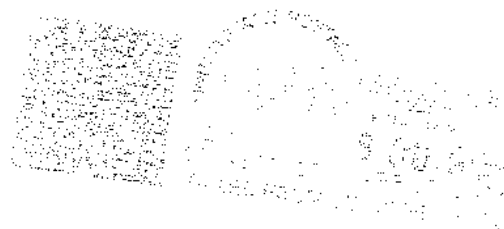
Received from:

Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102

Postage:

One piece of ordinary mail addressed to:  
PNC Bank  
Consumer Loan Center  
Collateral Control  
2730 Liberty Avenue  
Pittsburgh, PA 15222

Postmark:







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

PNC BANK, N.A.

Docket # 63ED2004

VS

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

GLORIA LUNGER

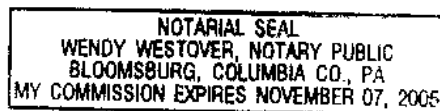
AFFIDAVIT OF SERVICE

NOW, THIS WEDNESDAY, APRIL 21, 2004, AT 3:00 PM, SERVED THE WITHIN WRIT OF  
EXECUTION - MORTGAGE FORECLOSURE UPON GLORIA LUNGER AT 42  
WATERDAM ROAD LOT 3A, BERWICK BY HANDING TO GLORIA LUNGER, , 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 TUESDAY, APRIL 27, 2004

  
NOTARY PUBLIC





X  
TIMOTHY T. CHAMBERLAIN  
ACTING SHERIFF

X   
P. D'ANGELO  
DEPUTY SHERIFF

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.

PNC BANK

VS.

GLORIA LUNGER

WRIT OF EXECUTION #63 OF 2004 ED

POSTING OF PROPERTY

June 10, 2004 POSTED A COPY OF THE SHERIFF'S SALE BILL ON THE  
PROPERTY OF GLORIA LUNGER AT 1608 MULBERRY ST. BERWICK  
COLUMBIA COUNTY PENNSYLVANIA. SAID POSTING PERFORMED BY  
COLUMBIA COUNTY DEPUTY SHERIFF P. D'ANGELO .

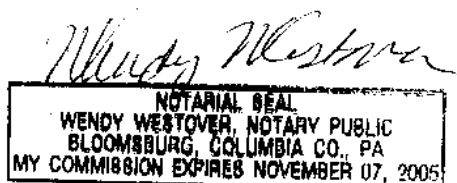
SO ANSWERS:

DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN  
SHERIFF

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 10<sup>TH</sup> DAY OF JUNE 2004



752-1028  
Marshall Berlin Court

42 WATERDAM

# COLUMBIA COUNTY SHERIFF'S OFFICE PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/7/2004

SERVICE# 1 - OF - 13 SERVICES  
DOCKET # 63ED2004

PLAINTIFF PNC BANK, N.A.

DEFENDANT GLORIA LUNGER

| PERSON/CORP TO SERVED |
|-----------------------|
| GLORIA LUNGER         |
| 7200 OLD BERWICK ROAD |
| BLOOMSBURG            |

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON GLORIA LUNGER

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

DATE 04/21/04 TIME 1500 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) 42 WATERDAM RD  
LOT 3A

| ATTEMPTS<br>DATE | TIME        | OFFICER      | REMARKS (752-1028)                |
|------------------|-------------|--------------|-----------------------------------|
| <u>4-16-4</u>    | <u>1530</u> | <u>ARTER</u> | <u>MOVED TO BERLINS WATER DAM</u> |

DEPUTY

For DC DATE 04/21/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/7/2004

SERVICE# 4 - OF - 13 SERVICES  
DOCKET # 63ED2004

PLAINTIFF PNC BANK, N.A.

DEFENDANT GLORIA LUNGER

| PERSON/CORP TO SERVED |
|-----------------------|
| TENANT(S)             |
| 1608 MULBERRY ST.     |
| BERWICK               |

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON POSTED - VACANT

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

DATE 04/21/04 TIME 1530 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

04/19/04 1020 D'ANGELO U/C

04/20/04 1130 D'ANGELO MAY BE VACANT?

04/21/04 0950 D'ANGELO U/C

DEPUTY FLORIAN DATE 04/21/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/7/2004

SERVICE# 5 - OF - 13 SERVICES  
DOCKET # 63ED2004

PLAINTIFF PNC BANK, N.A.

DEFENDANT GLORIA LUNGER

| PERSON/CORP TO SERVED          |
|--------------------------------|
| CONNIE GINGHER - TAX COLLECTOR |
| 1615 LINCOLN AVE.              |
| BERWICK                        |

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON CONNIE GINGHER

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

DATE 04/19/04 TIME 1625 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

Flu Dhl

DATE

04/19/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN  
DATE RECEIVED 4/7/2004

SERVICE# 6 - OF - 13 SERVICES  
DOCKET # 63ED2004

PLAINTIFF PNC BANK, N.A.

DEFENDANT GLORIA LUNGER

| PERSON/CORP TO SERVED |
|-----------------------|
| BERWICK SEWER         |
| 7474D COLUMBIA BLVD   |
| BERWICK               |

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON KELLY GREEN

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

DATE 04/19/04 TIME 1045 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

[Signature]

DATE

04/19/04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/7/2004

SERVICE# 7 - OF - 13 SERVICES  
DOCKET # 63ED2004

PLAINTIFF PNC BANK, N.A.

DEFENDANT GLORIA LUNGER

| PERSON/CORP TO SERVED |
|-----------------------|
| DOMESTIC RELATIONS    |
| 15 PERRY AVE.         |
| BLOOMSBURG            |

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Leslie

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

DATE 4-20-04 TIME 1:50 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

[Signature]

DATE 4-20-04

# COLUMBIA COUNTY SHERIFF'S OFFICE

## PROCESS SERVICE ORDER

OFFICER:  
DATE RECEIVED 4/7/2004

SERVICE# 10 - OF - 13 SERVICES  
DOCKET # 63ED2004

PLAINTIFF PNC BANK, N.A.

DEFENDANT GLORIA LUNGER

| PERSON/CORP TO SERVED     |
|---------------------------|
| COLUMBIA COUNTY TAX CLAIM |
| PO BOX 380                |
| BLOOMSBURG                |

PAPERS TO SERVED  
WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

SERVED UPON Rene Neubart

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

DATE 4-16-4 TIME 1610 MILEAGE \_\_\_\_\_ OTHER \_\_\_\_\_

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

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA \_\_\_\_\_ POB X 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

[Signature] DATE 4-16-4



**BERWICK AREA JOINT SEWER AUTHORITY**

**7474D COLUMBIA BOULEVARD  
BERWICK, PENNSYLVANIA 18603  
(570) 752-8477 FAX# (570) 752-8479**

April 21, 2004

Timothy T. Chamberlain  
Acting Sheriff of Columbia County  
Court House- P.O. Box 380  
Bloomsburg, PA 17815

**PNC BANK, N.A.**

**VS**

**GLORIA LUNGER**

**DOCKET # 63ED2004**

**JD # 1318JD2003**

Dear Timothy:

The outstanding balance on sewer account #109251 for the property located at 1608 Mulberry Street, Berwick, Pa. through July 2004 is \$276.46.

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

Sincerely,

Kelly Greer  
Authority Clerk

**Tax Notice** 2004 County & Municipality

BERWICK BORO

**MAKE CHECKS PAYABLE TO:**

Connie C Gingham  
1615 Lincoln Avenue  
Berwick PA 18603

**HOURS:** MON, TUE, THUR & FRI . 9:30AM - 4PM  
CLOSED WEDNESDAY & HOLIDAYS

**PHONE:** 570-752-7442

DATE 03/01/2004 BILL NO. 4680

FOR COLUMBIA COUNTY

| DESCRIPTION  | ASSESSMENT | MILLS | LESS DISCOUNT                    | TAX AMOUNT DUE                  | INCL. PENALTY            |
|--|------------|-------|----------------------------------|---------------------------------|--------------------------|
| GENERAL  | 18,227     | 5.646 | 100.85                           | 102.91                          | 113.20                   |
| SINKING  |            | .845  | 15.09                            | 15.40                           | 16.94                    |
| LIGHT  |            | .75   | 13.40                            | 13.67                           | 14.35                    |
| FIRE   |            | 1.25  | 22.32                            | 22.78                           | 23.92                    |
| BORO RE  |            | 6.1   | 108.96                           | 111.18                          | 116.74                   |
| The discount & penalty have been calculated for your convenience |            |       | 260.62                           | 265.94                          | 285.15                   |
| PAY THIS AMOUNT  |            |       | April 30<br>If paid on or before | June 30<br>If paid on or before | June 30<br>If paid after |

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

LUNGER DARL E & GLORIA J  
1608 MULBERRY STREET  
BERWICK PA 18603

If you desire a receipt, send a self-addressed stamped envelope with your payment

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

| CNTY  | TWP | DISCOUNT | Penalty | PARCEL: 04B-02-037-00,000 | 1608 MULBERRY ST | 1377 Acres | Land  | Buildings | Total Assessment |
|---|-----|----------|---------|---------------------------|------------------|------------|-------|-----------|------------------|
|   |     | 2 %      | 10 %    |                           |                  |            | 2,500 | 15,727    | 18,227           |
| This tax returned to courthouse on: January 1, 2005 |     |          |         |                           |                  |            |       |           |                  |

FILE COPY

✓

**1. Article Addressed to:**  
 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.

**2. Article Number**  
 (Transfer from service label)  
 7002 0860 0007 7404 1347

**3. Service Type**  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**  
☐ Yes

**5. Form 3811, August 2001**

**Domestic Return Receipt**

**PS Form 3811, August 2001**

**102595-02-M-1**

**1. Article Addressed to:**  
 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.

**2. Article Number**  
 (Transfer from service label)  
 7002 0860 0007 7404 1347

**3. Service Type**  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**  
☐ Yes

**5. Form 3811, August 2001**

**Domestic Return Receipt**

**PS Form 3811, August 2001**

**102595-02-M-1**

**1. Article Addressed to:**  
 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.

**2. Article Number**  
 (Transfer from service label)  
 7002 0860 0007 7404 1347

**3. Service Type**  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**  
☐ Yes

**5. Form 3811, August 2001**

**Domestic Return Receipt**

**PS Form 3811, August 2001**

**102595-02-M-1**

**1. Article Addressed to:**  
 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.

**2. Article Number**  
 (Transfer from service label)  
 7002 0860 0007 7404 1347

**3. Service Type**  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**  
☐ Yes

**5. Form 3811, August 2001**

**Domestic Return Receipt**

**PS Form 3811, August 2001**

**102595-02-M-1**

**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:**  
 Associates Home Equity Services  
 250 East Carpenter Freeway  
 Irving, TX 75062

**2. Article Number**  
 (Transfer from service label)  
 7002 0860 0007 7404 1354

**3. Service Type**  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**  
☐ Yes

**PS Form 3811, August 2001**

**Domestic Return Receipt**

**102595-02-M-1**

**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. 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)  
 7002 0860 0007 7404 1323

**3. Service Type**  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**  
☐ Yes

**PS Form 3811, August 2001**

**Domestic Return Receipt**

**102595-02-M-1**

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

**2. Article Number**  
 (Transfer from service label)  
 7002 0860 0007 7404 1330

**3. Service Type**  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**  
☐ Yes

**PS Form 3811, August 2001**

**Domestic Return Receipt**

**102595-02-M-1**

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

**2. Article Number**  
 (Transfer from service label)  
 7002 0860 0007 7404 1330

**3. Service Type**  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**  
☐ Yes

**PS Form 3811, August 2001**

**Domestic Return Receipt**

**102595-02-M-1**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Address

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

D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

**3. Service Type**  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**  
☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Address

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

D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

**3. Service Type**  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**  
☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Address

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

D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

**3. Service Type**  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**  
☐ Yes

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]* ☐ Agent ☒ Address

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

D. Is delivery address different from item 1? ☐ Yes ☒ No  
 If YES, enter delivery address below:

**3. Service Type**  
☒ Certified Mail  
☐ Registered  
☐ Insured Mail  
☐ Express Mail  
☐ Return Receipt for Merchandise  
☐ C.O.D.

**4. Restricted Delivery? (Extra Fee)**  
☐ Yes

## 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:

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

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Address
- B. Received by ☒ Printed Name ☐ Date of Delivery  
APR 20 2004
- 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

2. Article Number

(Transfer from service label)

7002 0860 0007 7404 J31b

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

## 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:

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALES  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 281230  
HARRISBURG, PA 17128-1230

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Address
- B. Received by ☒ Printed Name ☐ Date of Delivery  
APR 19 2004
- 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

2. Article Number

(Transfer from service label)

7002 0860 0007 7404 J309

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

# REAL ESTATE OUTLINE

ED # 63-04

DATE RECEIVED 4-7-04  
DOCKET AND INDEX 4-16-04  
SET FILE FOLDER UP 4-16-04

## CHECK FOR PROPER INFO.

WRIT OF EXECUTION ☒  
COPY OF DESCRIPTION ☒  
WHEREABOUTS OF LKA ☒  
NON-MILITARY AFFIDAVIT ☒  
NOTICES OF SHERIFF SALE ☒  
WATCHMAN RELEASE FORM ☒  
AFFIDAVIT OF LIENS LIST ☒  
CHECK FOR \$1,350.00 OR 1200.00 ☒ CK# 91672

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

SALE DATE July 14, 04 TIME 0930  
POSTING DATE June 9  
ADV. DATES FOR NEWSPAPER  
1<sup>ST</sup> WEEK June 23  
2<sup>ND</sup> WEEK 30  
3<sup>RD</sup> WEEK July 7, 04

# SHERIFF'S SALE

---

WEDNESDAY JULY 14, 2004 AT 9:30 AM

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 63 OF 2004 ED AND CIVIL WRIT NO. 1318 OF 2003 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 OR PARCEL OF LAND Situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the easterly side of Mulberry Street at the corner of Lot No. 32; THENCE Easterly along same One Hundred and Fifty (150) feet to an alley; THENCE Northerly along said alley Forty (40) feet to corner of Lot No. 34; THENCE Westerly along said lot One Hundred Fifty (150) feet to Mulberry Street aforesaid; THENCE Southerly along said street Forty (40) feet to the corner, the place of BEGINNING.

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Parcel #04B-02-037

## 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  
Leon Haller  
1719 North Front Street  
Harrisburg, PA 17102

Acting Sheriff of Columbia County  
Timothy T. Chamberlain  
[www.sheriffofcolumbiacounty.com](http://www.sheriffofcolumbiacounty.com)

# SHERIFF'S SALE

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WEDNESDAY JULY 14, 2004 AT 9:30 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 63 OF 2004 ED AND CIVIL WRIT NO. 1318 OF 2003 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:

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Timothy T. Chamberlain  
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PNC BANK, N.A.,  
PLAINTIFF  
  
VS.  
  
GLORIA J. LUNGER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA  
  
CIVIL ACTION LAW  
  
NO. 2003-CV-1318  
*2004-ED-63*  
IN MORTGAGE FORECLOSURE

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

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF COLUMBIA :

**TO THE SHERIFF OF THE WITHIN COUNTY**

To satisfy the judgment, interest and costs in the above matter, you are directed to levy upon and sell the following real estate identified as: **1608 MULBERRY STREET BERWICK, PENNSYLVANIA 18603** as follows:

|                                 |                    |
|---------------------------------|--------------------|
| Unpaid Principal Balance        | \$32,573.12        |
| Interest                        | \$4,268.22         |
| Per diem of \$6.69<br>to 7/1/04 |                    |
| Late Charges                    | \$392.16           |
| (\$10.32 per month to 7/04)     |                    |
| Escrow Deficit                  | \$1,209.56         |
| Property Inspection             | \$120.85           |
| BPO Fee                         | \$85.00            |
| 5% Attorney's Commission        | 1,628.66           |
| <b>TOTAL WRIT</b>               | <b>\$40,277.57</b> |

**\*\*Together with any additional interests, charges and costs to the date of Sheriff's Sale.**

Dated: 04-26-04

Thomas B. Kline  
PROTHONOTARY

(SEAL.)

By Brenda A. Alivette  
DEPUTY

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Parcel # 04B-02-037

**SHERIFF:**

I am submitting documentation necessary to schedule a Sheriffs sale of real estate.

If you require anything further or have any questions as to content or format, please contact the undersigned.

Thank you.

Traci Colm  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
PHONE: (717) 234-4178

Inquiries relating to service should be directed to Mindy Horley.

Inquiries relating to the actual sale should be directed to Sharon Dunn.

PNC BANK, N.A.,  
PLAINTIFF  
  
VS.  
  
GLORIA J. LUNGER,  
DEFENDANT(S)

IN THE COURT OF COMMON PLEAS  
COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION LAW

NO. 2003-CV-1318

*2004-ED-63*  
IN MORTGAGE FORECLOSURE

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Dated: 04-06-04

Thomas B. Klune  
PROTHONOTARY

(SEAL)

By Barbara A. Delvetti  
DEPUTY

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Parcel # 04B-02-037

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Tamara B. Kline  
PROTHONOTARY

(SEAL.)

By Barbara A. Yellette  
DEPUTY

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IN THE COURT OF COMMON PLEAS  
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CIVIL ACTION LAW

NO. 2003-CV-1318

*2004-ED-63*  
IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Plaintiff in the above action, by its attorneys, Purcell, Krug & Haller, sets forth as of the date the praecipe for the writ of execution was filed, the following information concerning the real property located at **1608 MULBERRY STREET BERWICK, PENNSYLVANIA 18603:**

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

GLORIA J. LUNGER  
7200 OLD BERWICK ROAD  
BLOOMSBURG, PA 17815

2. Name and address of Defendant(s) in the Judgment, if different from that listed. in (1) above: **SAME**

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

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

**PLAINTIFF HEREIN (AND ANY OTHERS AS NOTED BELOW):**

Associates Home Equity Services, Inc.  
250 East Carpenter Freeway  
Irving, TX 75062

PNC Bank  
Consumer Loan Center  
Collateral Control  
2730 Liberty Avenue  
Pittsburgh, PA 15222

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



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: **UNKNOWN**

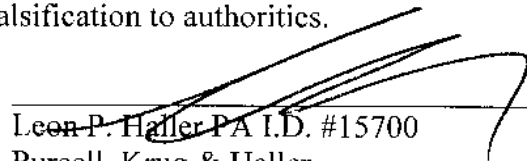
7. Name and address of every other person of whom the Plaintiff has knowledge who has **any interest** in the property which may be affected by the sale:

Tenant/Occupant  
1608 Mulberry Street  
Berwick, PA 18603

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

(In the preceding information, where addresses could not be reasonably ascertained, the same is indicated.)

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.



Leon P. Haller PA I.D. #15700  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

DATE: April 5, 2004

PNC BANK, N.A..

PLAINTIFF

VS.

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IN THE COURT OF COMMON PLEAS  
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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: **UNKNOWN**

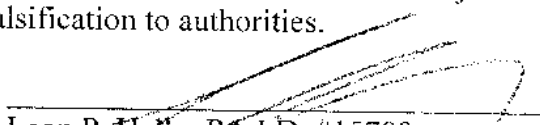
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CIVIL ACTION LAW

NO. 2003-CV-1318

*2004-ED-63*  
IN MORTGAGE FORECLOSURE

**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:

TIME:

LOCATION: Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

**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:

**1608 MULBERRY STREET  
BERWICK, PENNSYLVANIA 18603**

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

**No. 2003-CV-1318**

**JUDGMENT AMOUNT \$38,216.60**

**THE NAMES OF THE OWNERS OR REPUTED OWNERS** of this property is:

**GLORIA J. LUNGER**

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

Susquehanna Legal Services  
168 East 5<sup>th</sup> Street  
Bloomsburg, PA 17815  
(570) 784-8760

**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 an 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.

PURCELL, KRUG & HALLER  
Attorneys for Plaintiff  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178



ALL THAT CERTAIN PIECE OR PARCEL OF LAND situats in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the easterly side of Mulberry Street at the corner of Lot No. 32;  
THENCE Easterly along same one hundred and fifty (150) feet to an alley;  
THENCE Northerly along said alley Forty (40) feet to corner of Lot No. 34;  
THENCE Westerly along said lot One Hundred and Fifty (150) feet to Mulberry Street aforesaid;  
THENCE Southerly along said street Forty (40) feet to the corner, the place of BEGINNING.  
BEING LOT NO. 33

HAVING THEREON ERECTED A dwelling house known as 1608 Mulberry Street, Berwick, Pennsylvania

BEING THE SAME PREMISES WHICH Laura M. Andreas by Deed dated 10/13/93 and recorded 10/13/93 in Columbia County Deed Book Volume 549, page 606, granted and conveyed unto Darl E. Lunger and Gloria J. Lunger. The said Darl E. Lunger died on October 10, 1998, thereby vesting sole title unto Gloria J. Lunger, by operation of law.

Parcel # 04B-02-037

TO THE SHERIFF OF COLUMBIA COUNTY:

There will be placed in your hands for service a Writ of Execution in Mortgage Foreclosure styled as follows:

Plaintiff: **PNC BANK, N.A.**

VS.

Defendant(s): **GLORIA J. LUNGER**

Filed to No. **2003-CV-1318**

**INSTRUCTIONS**

This is real estate execution. The property is located at:

**1608 MULBERRY STREET BERWICK, PENNSYLVANIA 18603**

(A more complete legal description accompanies these documents.)

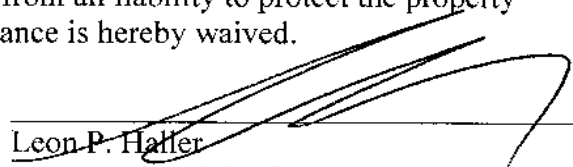
The parties to be served **PERSONALLY** and their addresses are as follows:

**GLORIA J. LUNGER, 7200 OLD BERWICK ROAD BLOOMSBURG, PA 17815**

**WAIVER OF WATCHMAN AND INSURANCE**

Any Deputy Sheriff levying upon or attaching any property under which 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.

**NOW, April 5, 2004** the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
\_\_\_\_\_  
Leon P. Haller  
Attorney for Plaintiff  
PA I.D. #15700

*TO THE SHERIFF OF COLUMBIA COUNTY:*

**ORDER FOR SERVICE**

**DATE: April 5, 2004**

FROM:  
Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17102  
(717) 234-4178

CASE CAPTION:

***PNC BANK, N.A.***

***VS.***

***GLORIA J. LUNGER***

**PAPER: WRIT OF EXECUTION IN MORTGAGE FORECLOSURE**

**No. 2003-CV-1318**

**SERVICE TO BE MADE ON DEFENDANT: GLORIA J. LUNGER**

**ADDRESS FOR "PERSONAL SERVICE": 7200 OLD BERWICK ROAD BLOOMSBURG, PA 17815**

Requested by  
Leon P. Haller, Esquire  
Attorney for Plaintiff

91672

COMMERCE BANK  
60-184-313

CHECK DATE

CHECK NO.

091672 04/05/2004

CHECK AMOUNT

\*\*\*\*\*1,200.00

ONE THOUSAND TWO HUNDRED AND 00/100 DOLLARS\*\*\*\*\*

SHERIFF OF COLUMBIA COUNTY

VOID AFTER 90 DAYS

*[Signature]*

⑆091672⑆ ⑆031301816⑆ 51 320931 2⑈

Details on back



Security Features Included