

LAW OFFICES

HENRY GREENWALD
COUNSEL TO THE FIRM

ROSENN, JENKINS & GREENWALD

MITCHELL JENKINS
(1954-1977)

15 SOUTH FRANKLIN STREET

WILKES BARRE, PENNSYLVANIA 18711

TELEPHONE
717-826-5600FRANK G. HARRISON
OF COUNSELHAROLD ROSENN
JOSEPH J. SAVITZ
PERRY J. SHERTZ
EUGENE ROTH
HARRY R. HISCOX
DAVID E. KOFF
DANIEL G. FLANNERY
MARSHALL S. JACOBSON
MURRAY UBERG
BRUCE C. ROSENTHAL
LARRY S. KEISER
DONALD H. SHORST
PAULA G. BREGMAN
JOSEPH L. PERSICO
HOWARD M. LEVINSON
DAVID L. KURTZ
ALAN S. HOLLANDER
JOHN G. WHELFY, JR.
GARRY S. TAROLI
JOSEPH B. FINLAY, JR.

September 22, 1980

DIRECT DIAL:
826- 5662Mr. A.J. Zale,
Chief Deputy
Sheriff's Office
of Columbia County
Columbia County Court House
Bloomsburg, Pennsylvania 17815Re: Franklin First Federal Savings and Loan
Association of Wilkes Barre vs. Cerasoli,
in Mortgage Foreclosure

Dear Al:

As per your request, I enclose herewith Franklin First Federal's check, made payable to the Sheriff of Columbia County, in the amount of \$123.60. This check, as you know, constitutes the balance of the costs incurred by the Sheriff's Office in advertising the captioned matter for Sheriff's Sale.

As indicated to you earlier, I will keep you advised as to the status of the Cerasoli Bankruptcy.

Thanking you for your cooperation and with best regards, I remain,

Very truly yours,

JOSEPH L. PERSICO

JLP:keb

CC: Eugene S. Horanzy
Dale A. Derr, EsquireFranklin First Federal
Savings and Loan Association
44 W. Market St., Wilkes-Barre, PA 187738-143
430

SEP. 17 80

No. 9811157
Amount
\$123.60

PAY

FRANKLIN FIRST FEDERAL 12360075

TO THE
ORDER
OF

Sheriff of Columbia County

ESCROW ACCOUNT

FEDERAL
HOME LOAN
BANK
PITTSBURGH, PA

Authorized signature

⑈9811157⑈ ⑆043001435⑆ 11002279⑈

Please detach before depositing

No. 9811157

Date	Description	Amount
September 17, 1980	#1010 50012180	\$123.60
Additional costs re foreclosure: Fernando Cerasoli, et ux		

LAW OFFICES

HENRY GREENWALD
COUNSEL TO THE FIRM

ROSENN, JENKINS & GREENWALD

15 SOUTH FRANKLIN STREET

WILKES-BARRE, PENNSYLVANIA 18711

TELEPHONE
717-826-5600

MITCHELL JENKINS
(1954-1977)

FRANK G. HARRISON
OF COUNSEL

September 22, 1980

DIRECT DIAL:
826- 5662

HAROLD ROSENN
JOSEPH J. SAVITZ
PERRY J. SHERTZ
EUGENE ROTH
HARRY R. HISCOX
DAVID E. KOFF
DANIEL G. FLANNERY
MARSHALL S. JACOBSON
MURRAY UFBERG
BRUCE C. ROSENTHAL
LARRY S. KEISER
DONALD H. BROBST
PAULA G. BREGMAN
JOSEPH L. PERSICO
HOWARD M. LEVINSON
DAVID L. KURTZ
ALAN S. HOLLANDER
JOHN G. WHELLEY, JR.
GARRY S. TAROLI
JOSEPH B. FINLAY, JR.

Mr. A.J. Zale,
Chief Deputy
Sheriff's Office
of Columbia County
Columbia County Court House
Bloomsburg, Pennsylvania 17815

Re: Franklin First Federal Savings and Loan
Association of Wilkes Barre vs. Cerasoli,
in Mortgage Foreclosure

Dear Al:

As per your request, I enclose herewith Franklin First Federal's check, made payable to the Sheriff of Columbia County, in the amount of \$123.60. This check, as you know, constitutes the balance of the costs incurred by the Sheriff's Office in advertising the captioned matter for Sheriff's Sale.

As indicated to you earlier, I will keep you advised as to the status of the Cerasoli Bankruptcy.

Thanking you for your cooperation and with best regards, I remain,

Very truly yours,

JOSEPH L. PERSICO

JLP:keb

CC: Eugene S. Horanzy
Dale A. Derr, Esquire

Balance Due \$293.60

PRESS-ENTERPRISE, INC.
111 W. Main St., P. O. Box 210
Bloomsburg, Pa. 17815

Morning Press - \$146.80 (includes 1 affid.)

Berwick Enterprise, - \$146.80 (includes 1 affid.)

Victor B. Vandling
Sheriff's Office, Court House
Bloomsburg, PA 17815

STATE OF PE
COUNTY OF C

Paul R. Eyerly III, being
says that Berwick Enterprise is a newspaper of general
place of business in the Town of Berwick, County of Co.
established on the 6th day of April, 1903, and has been
Holidays) continuously in said Town, County and State
hereto attached is a copy of the legal notice or advertisement
which appeared in the issue of said newspaper on
July 2, 9, 16,

that the affiant is one of the owners and publishers of said
or notice was published; that neither the affiant nor Berwick
subject matter of said notice and advertisement, and the
statement as to time, place, and character of publication

Columbia, and State of
Pennsylvania, on:
Thurs., July 24, 1980
at 2:00 o'clock p.m.

ALL the right, title and
interest of the defend-
ants in and to:

TRACT NO. 1 - ALL THAT
CERTAIN lot or piece of
land situate in the Town-
ship of North Centre,
County of Columbia, and
feet or 8" distance of
62.68 feet to the place of
beginning.

BEING Lot No. 9A as per
the survey of James H.
Patton, R.S., dated Feb-
ruary 26, 1975.

TRACT NO. 2

ALL THAT CERTAIN piece,
lot or parcel of land
situate in the Township
of North Centre, County
of Columbia and State of
Pennsylvania, bounded
and described as follows,

to-wit:
BEGINNING at an iron pin
on the southerly side of
Wolfe Road leading from
Township Route No. 509,
to a dead end, said pin
also being at the north-

Franklin First Federal
Savings and Loan Asso-
ciation of Wilkes Barre,
Pennsylvania, against
Fernando Cerasoli and
Sharon A. Cerasoli, his
wife, and will be sold by:
Victor B. Vandling, Sheriff
of Columbia County
Rosena, Jenkins and
Greenwald, Attorneys
July 2, 9, 16

and published;
al advertisement
rested in the sub-
s in the foregoing

Sworn and subscribed to before me this 2nd day of July 1980

(Notary Public)

My Commission Expires

NOTARY PUBLIC, KENNETH PUBLIC
BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES JULY 1, 1981

And now, 1980, I hereby certify that the advertising and publication
charges amounting to \$293.60 for publishing the foregoing notice, and the fee for this af-
fidavit have been paid in full.

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

3742

PAY
TO THE
ORDER OF

Press-Enterprise, Inc.
Two Hundred Ninety Three and 60/100

Sert. 23, 1980

60-593
313

\$293.60

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR Franklin First Fed. Sav. Loan & Cerasoli

No. 26 of 1980

00313057300

5722810000

Victor B. Vandling



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING

SHERIFF

TEL.: BUSINESS 717-784-5551
RESIDENCE 717-752-5765

A. J. Zale

~~RAYMOND YACHINOWSKI, JR.~~

CHIEF DEPUTY

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

September 3, 1980

Joseph L. Persico
Attorney at Law
15 South Franklin St.
Wilkes-Barre, Pa. 18711

Re: Franklin First Federal Savings
& Loan Association of Wilkes
Barre

vs

Cerasoli, In Mortgage Foreclosure

Dear Joe,

Thank you for your memo and photostatic copy of the Debtors' Petition in Bankruptcy, thus staying the captioned Sheriff's Sale.

To date the Sheriff's Office has costs incurred in the amount of \$403.05. Breakdown includes docket, levy, service, posting, mileage, etc. @ \$78.15. Newspaper advertising by The Morning Press (Bloombsburg) and Enterprise (Berwick) plus Henrie Printing (sale bills) @ \$319.90. Prothonotary office for List of Liens @ \$5.00.

Initial advance deposit received here at time of filing Writ of Execution was \$300.00 on May 27, 1980. Request that \$103.05 be forwarded in order that all costs incurred may be paid. 123.60

Please keep us advised of the progress in this case. We will be delighted to be of further service when you deem it necessary.

With best regards, I remain,

Very truly yours,

A. J. Zale
A. J. Zale

Memorandum from the desk of

Sheriff Victor B. Vandling

To Margaret Teitsworth

Date 9/3/80

Subject Fernando & Sharon Cerasoli
RD 2, Berwick, Pa.

Sheriff's Sale (property-real estate)

This memo to advise the sale of the above listed Cerasoli property was stayed on Thursday, August 28, 1980.

The Cerasoli's filed a voluntary case, Debtor's Joint Petition in the Middle District Court (Wilkes-Barre) under the Bankruptcy Laws.

Upon receipt of additional information your office will be advised.

Thank you for your cooperation in this matter.

Very truly yours,

Al Zale

LAW OFFICES

HENRY GREENWALD
COUNSEL TO THE FIRM

ROSENN, JENKINS & GREENWALD

MITCHELL JENKINS
(1954-1977)

15 SOUTH FRANKLIN STREET

WILKES BARRE, PENNSYLVANIA 18711

TELEPHONE
717-828-5800

FRANK G. HARRISON
OF COUNSEL

HAROLD ROSENN
JOSEPH J. SAVITZ
PERRY J. SHERTZ
EUGENE ROTH
HARRY R. HISCOX
DAVID E. KOFF
DANIEL G. FLANNERY
MARSHALL S. JACOBSON
MURRAY UFBERG
BRUCE C. ROSENTHAL
LARRY S. KEISER
DONALD H. BROBST
PAULA G. BREGMAN
JOSEPH L. PERSICO
HOWARD M. LEVINSON
DAVID L. KURTZ
ALAN S. HOLLANDER
JOHN G. WHELLEY, JR.
GARRY S. TAROLI
JOSEPH B. FINLAY, JR.

August 28, 1980

DIRECT DIAL:
826-5662

Mr. Al Zale,
Sheriff's Office
Columbia County Court House
Bloomsburg, Pennsylvania

Re: Franklin First Federal Savings and
Loan Association of Wilkes Barre
vs.
Cerasoli, In Mortgage Foreclosure

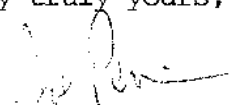
Dear Al:

Enclosed herewith please find a photostatic copy of the Debtors'
Petition in Bankruptcy, which Petition Stays the captioned Sheriff's Sale.

I will keep you advised of the progress of this matter.

With best regards, I remain,

Very truly yours,


JOSEPH L. PERSICO

JLP:keb
Enclosure

CC: Dale A. Derr, Esquire (with enclosure)
Michael Johnson,
Franklin First Federal (with enclosure)

VOLUNTARY CASE: DEBTORS' JOINT PETITION

United States Bankruptcy Court

FOR THE MIDDLE DISTRICT OF PENNSYLVANIAIn re
FERNANDO CERASOLI and
SHARON A. CERASOLI, his wifeDebtors [include here all names used by Debtors within last
6 years]Case No. 5-80-00447

VOLUNTARY CASE: DEBTORS' JOINT PETITION

1. Petitioners' post-office address is RD # 2, Berwick, Pa. 186032. Petitioners have resided [or have had their domicile or have had their principal place of business or have had their principal
assets] within this district for the preceding 180 days [or for a longer portion of the preceding 180 days than in any other district].

3. Petitioners are qualified to file this petition and are entitled to the benefits of title 11, United States Code as voluntary debtors.

[If appropriate] 4. ~~A copy of petitioners' proposed plan, dated _____, is attached for Petitioners intend to file a
plan pursuant to chapter 11, or chapter 12, of title 11, United States Code.~~WHEREFORE, petitioners pray for relief in accordance with chapter 7 ~~for chapter 11 or chapter 12~~ of title 11, United States Code.**FILED**
Wilkes-Barre, Pa.

AUG 26 1980

Margaret A. Smith
Clerk of the Bankruptcy Court
Per Jane Tracy 12:35pm
Deputy ClerkSigned John H. Doran
John H. Doran, Attorney for Petitioners.
Address 85 West Union StreetWilkes-Barre, Pa. 18702

(Petitioners sign if not represented by attorney.)

Petitioners.

RELIEF ORDERED

We, Fernando Cerasoli, and Sharon A. Cerasoli

the petitioners named in the foregoing petition, certify under penalty of perjury that the foregoing is true and correct.

Executed on Aug 28, 1980Signature: Sharon A. CerasoliSignature: Fernando CerasoliPetitioners. By Sharon A. CerasoliNOTE: This form may be used by a debtor and spouse to commence, voluntarily, a case under chapter 7, Liquidation, chapter 11, Reorganization, or
chapter 13, Adjustment of Debts of an Individual with Regular Income. See 11 U.S.C. § 302. Only one filing fee need be paid. 28 U.S.C. § 1930.
See the Note following Form No. 1 for discussion of the unsworn declaration at the end of the form.

RE: Fernando Cerasoli and
Sharon A. Cerasoli, his wife

LIST OF CREDITORS

Franklin First Federal 44 West Market Street Wilkes-Barre, Pa. 18701	\$ 36,756.14
First National Bank 111 West Front Street Berwick, Pa. 18603	5,489.12
Citizens National Bank 735 Centre Street Ashland, Pa. 17921	4,936.09
Household Finance Co. Berwick Shopping Center Berwick, Pa. 18603	1,350.19
Internal Revenue Service Roosevelt Boulevard Philadelphia, Pa. 19100	1,169.35
Robert Young 2nd & Fair Sts. Mifflinville, Pa. 18631	1,400.00
Columbia Trust 11 West Main Street Bloomsburg, Pa. 17815	1,405.00
Faringer's Lumber 335 South Poplar Street Berwick, Pa. 18603	419.00

SHERIFF'S SALE

vs

No.

No.

Sale Thursday, 11/14/19

COST SHEET

Judgement - - Principal

~~Insurance~~ Attorney's Commission

Interest from _____ to _____

Real Estate Tax

Interest from _____ to _____
(_____ days @ \$_____ per day)Total..... 40033.72

UNPAID REAL ESTATE TAXES

Parcel #1

Parcel #2

Parcel #3

Parcel #4

Borough/Township County Taxes, 19 _____

School Taxes Parcel 11-058-3 19 50Parcel 11-058-18 19 50Total 338.16

SEWERAGE RENT DUE

Municipality/Township _____

19 _____

Total xxxxxxxxxxxx

~~XXXXXXXXXXXX~~

Total..... xxxxxxxxxxxx

OTHER (COSTS, ETC.)

Sheriff's Cost of Sale:

Docket & Levy

Service of Notice

Posting of Sale Bills

Advertising, Sale Bills

Advertising, Newspapers

Crying of Sale

Mileage

Poundage (2% 1st \$1000 plus 1/2% each \$ thereafter)

Sheriff's Deed & Registration

Total 95.00

Morning Press (Advertising)

Berwick Enterprise (Advertising)

Finance Charges (newspapers)

Henrie Printing (Sale Bills)

Total 319.90

PROTHONOTARY:

List of Liens

Deed

Total 8.50

REGISTER & RECORDER:

Deed, Search, Affidavit

State Stamps

Realty Transfer Stamps

INITIAL PROTHONOTARY COSTS (PD. BY ATTY.)

Sheriff (complaint)

Prothonotary

Judgement fee

Atty. Fee

Satisfaction

Proth. Writ

To be paid by
buyer other than
PLAINTIFF.

(add to above)

Taxes & Costs \$775.21

FRANKLIN FIRST FEDERAL SAVINGS	:	In the Court of Common Pleas
AND LOAN ASSOCIATION OF WILKES-	:	of the 26th Judicial District
BARRE,	:	Columbia County
PLAINTIFF	:	
VS.	:	Civil Action
	:	
	:	In Mortgage Foreclosure
FERANDO CERASOLI AND SHARON A.	:	
CERASOLI, HIS WIFE,	:	No. 482, 1980
DEFENDANTS	:	Execution No. 26, 1980

NOTICE OF CONTINUANCE OF SALE

AND NOW comes Plaintiff, Franklin First Federal Savings and Loan Association of Wilkes-Barre, by its attorney, Dale A. Derr, and pursuant to Pennsylvania Rules of Civil Procedure No. 3129 (d) directs the Sheriff to adjourn and continue the above captioned sale scheduled for July 24, 1980 to the day certain of Thursday, August 28, 1980 at 2:30 o'clock P. M.

That the Sheriff is requested to make public announcement of the adjournment and continuance of the sale in the above captioned matter at the time scheduled for the sale on July 24, 1980.

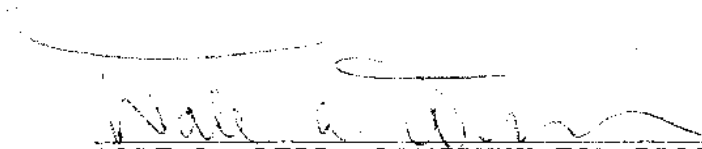

 DALE A. DERR, ATTORNEY FOR PLAINTIFF

FRANKLIN FIRST FEDERAL SAVINGS : In the Court of Common Pleas
AND LOAN ASSOCIATION OF WILKES- : of the 26th Judicial District
BARRE, : Columbia County
PLAINTIFF :
VS. : Civil Action
: In Mortgage Foreclosure
FERANDO CERASOLI AND SHARON A. :
CERASOLI, HIS WIFE, : No. 482, 1980
DEFENDANTS : Execution No. 26, 1980

NOTICE OF CONTINUANCE OF SALE

AND NOW comes Plaintiff, Franklin First Federal Savings and Loan Association of Wilkes-Barre, by its attorney, Dale A. Derr, and pursuant to Pennsylvania Rules of Civil Procedure No. 3129 (d) directs the Sheriff to adjourn and continue the above captioned sale scheduled for July 24, 1980 to the day certain of Thursday, August 28, 1980 at 2:30 o'clock P. M.

That the Sheriff is requested to make public announcement of the adjournment and continuance of the sale in the above captioned matter at the time scheduled for the sale on July 24, 1980.


DALE A. DERR, ATTORNEY FOR PLAINTIFF

FRANKLIN FIRST FEDERAL SAVINGS	:	In the Court of Common Pleas
AND LOAN ASSOCIATION OF WILKES-	:	of the 26th Judicial District
BARRE,	:	Columbia County
PLAINTIFF	:	
VS.	:	Civil Action
	:	In Mortgage Foreclosure
FERANDO CERASOLI AND SHARON A.	:	
CERASOLI, HIS WIFE,	:	No. 482, 1980
DEFENDANTS	:	Execution No. 26, 1980

NOTICE OF CONTINUANCE OF SALE

AND NOW comes Plaintiff, Franklin First Federal Savings and Loan Association of Wilkes-Barre, by its attorney, Dale A. Derr, and pursuant to Pennsylvania Rules of Civil Procedure No. 3129 (d) directs the Sheriff to adjourn and continue the above captioned sale scheduled for July 24, 1980 to the day certain of Thursday, August 28, 1980 at 2:30 o'clock P. M.

That the Sheriff is requested to make public announcement of the adjournment and continuance of the sale in the above captioned matter at the time scheduled for the sale on July 24, 1980.


 DALE A. DERR, ATTORNEY FOR PLAINTIFF

FRANKLIN FIRST FEDERAL SAVINGS	:	In the Court of Common Pleas
AND LOAN ASSOCIATION OF WILKES-	:	of the 26th Judicial District
BARRE,	:	Columbia County
PLAINTIFF	:	
VS.	:	Civil Action
	:	In Mortgage Foreclosure
FERANDO CERASOLI AND SHARON A.	:	
CERASOLI, HIS WIFE,	:	No. 482, 1980
DEFENDANTS	:	Execution No. 26, 1980

NOTICE OF CONTINUANCE OF SALE

AND NOW comes Plaintiff, Franklin First Federal Savings and Loan Association of Wilkes-Barre, by its attorney, Dale A. Derr, and pursuant to Pennsylvania Rules of Civil Procedure No. 3129 (d) directs the Sheriff to adjourn and continue the above captioned sale scheduled for July 24, 1980 to the day certain of Thursday, August 28, 1980 at 2:30 o'clock P. M.

That the Sheriff is requested to make public announcement of the adjournment and continuance of the sale in the above captioned matter at the time scheduled for the sale on July 24, 1980.


 DALE A. DERR, ATTORNEY FOR PLAINTIFF

LIST OF LIENS
VERSUS

FERNANDO CERASOLI AND SHARON A. CERASOLI

Court of Common Pleas of Columbia County, Pennsylvania.

Franklin First Federal Savings
and Loan Assoc. of Wilkes-Barre
versus
Fernando & Sharon A. Cerasoli

No. 482 of Term, 19 80
Real Debt \$ 39,411.67
Interest from May 1, 1980
Commission
Costs
Judgment entered May 21, 1980
Date of Lien May 1, 1980
Nature of Lien Default Judgement

versus

No. of Term, 19
Real Debt \$
Interest from
Commission
Costs
Judgment entered
Date of Lien
Nature of Lien

versus

No. of Term, 19
Real Debt \$
Interest from
Commission
Costs
Judgment entered
Date of Lien
Nature of Lien

versus

No. of Term, 19
Real Debt \$
Interest from
Commission
Costs
Judgment entered
Date of Lien
Nature of Lien

versus

No. of Term, 19
Real Debt \$
Interest from
Commission
Costs
Judgment entered
Date of Lien
Nature of Lien

State of Pennsylvania }
County of Columbia } ss.

Marvin T. Bower

I, ~~Frank X. Boush~~ Recorder of Deeds, &c. in and for said County, do hereby certify that I have carefully examined the Indices of mortgages on file in this office against Fernando Cerasoli and Sharon A. Cerasoli

and find as follows:

MORTGAGE:

Fernando Cerasoli and
Sharon A. Cerasoli

to

Franklin First Fed. Savings & Loan Assn. of Wilkes-Barre.

: Mortgage Book 195, Page 359
: Dated May 18, 1979
: Recorded May 23, 1979
: Amount \$35,000.00

:
:

Secured by premises situate in North Centre Township, Columbia County, Pa.

Fee ..\$1.50.....

In testimony whereof I have set my hand and
seal of office this 18th day of June
A.D., 19 80.

Marvin T. Bower

.....RECORDER
Bunley D. Michael, Deputy

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 26 of 1980, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in ~~Courtroom No.~~ Sheriff's Office, Courthouse, in the City of Bloomsburg, County of Columbia, and State of Pennsylvania, on July 24, 1980, at 2:00 o'clock, p.m., in the ~~forenoon~~ afternoon of the said day, all the right, title and interest of the defendants in and to:

TRACT NO. 1

ALL THAT CERTAIN lot or piece of land situate in the Township of North Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly side of Wolfe Road leading from Township Route No. 509 to a dead end, said pin also being at the southwest corner of Lot No. 7;

THENCE along the southerly line of Lot No. 7 South 58 degrees 52 seconds East 366.97 feet to an iron pin and other lands of Earl A. Wolfe and Muriel R. Wolfe, his wife;

THENCE along lands of said Wolfe, South 8 degrees 46 minutes 32 seconds East, 122.70 feet to an iron pin and other lands of Marshall Aten;

THENCE along the northerly line of said Aten; South 86 degrees 17 minutes 59 seconds West, 98 feet to an iron pin at the southeast corner of Lot No. 9B;

THENCE along said lot North 45 degrees 41 minutes 50 seconds West, 382.41 feet to a point on the easterly right of way of the above mentioned Wolfe Road;

THENCE along said right of way on a curve to the left having a Delta Angle of 13 degrees 18 minutes 2 seconds a Radius of 270 feet a tangent of 31.48 feet for a distance of 62.68 feet to the place of beginning.

BEING Lot No. 9A as per the survey of James H. Patton, R.S., dated February 26, 1975.

TRACT NO. 2

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

BEGINNING at an iron pin on the southerly side of Wolfe Road leading from Township Route No. 509, to a dead end, said pin also being at the northeast corner of Lot No. 10;

THENCE along said right of way on a curve to the left having a Delta Angle of 19 degrees 7 minutes 33 seconds a Radius of 270 feet and a Tangent of 45.45 feet for a distance of 90.13 feet to a point at the northwest corner of Lot No. 9A;

THENCE along said Lot South 45 degrees 41 minutes 50 seconds East 382.41 feet to a point and lands of Marshall Aten;

THENCE along lands of said Aten and lands of Robert J. Eshelman and Marjorie Eshelman, South 86 degrees 17 minutes 59 seconds West 232 feet to an iron pin at the southeast corner of the above mentioned lot No. 10;

THENCE along said Lot No. 10 North 26 degrees 34 minutes 17 seconds West, 256.23 feet to the place of beginning.

CONTAINING 1.021 acres of land in all.

BEING THE SAME PREMISES conveyed to the Defendants herein by Deed of Larry A. Ridall and Sharon L. Ridall, His Wife, dated May 17, 1975, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 271, at page 877.

SUBJECT to the same reservations, restrictions, covenants and easements

as appear in the chain of title.

IMPROVED with a single family raised rancher frame, and more commonly known as R.D.#2, Berwick, Columbia County, Pennsylvania.

TOGETHER WITH all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on *August 1st*, 1980, file a Schedule of distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of Franklin First Federal Savings and Loan Association of Wilkes Barre, Pennsylvania, against Fernando Cerasoli and Sharon A. Cerasoli, His Wife, and will be sold by:

Sheriff of Columbia County

ROSENN, JENKINS & GREENWALD
Attorneys

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

FRANKLIN FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF WILKES BARRE
PLAINTIFF

vs.

FERNANDO CERASOLI AND SHARON A.

CERASOLI, HIS WIFE,
DEFENDANTS

IN THE COURT OF COMMON PLEAS OF
~~LUZERNE~~ COUNTY, PENNSYLVANIA
COLUMBIA

No. 482 Term 1980 J.D.

No. 26 Term 1980 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of ~~LUZERNE~~ Columbia

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

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

(SEE EXHIBIT "A" ATTACHED HERETO-Sheriff's Sale Description)

**Plus a per diem charge at the rate of \$10.22 from May 1, 1980, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money hereinafter expended by the Plaintiff in payment of taxes, sewer, and water rents, claims or charges for insurance or repairs and any and all other expenses hereafter made by the Plaintiff.

Amount Due
Attorney's commission
Interest from 4/30/80

\$ 35,885.34
3,526.33
\$ 622.05

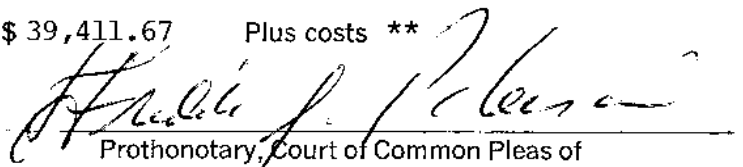
TOTAL

\$ 39,411.67 Plus costs **

as endorsed.

Dated 5-21-80

(SEAL)


Prothonotary, Court of Common Pleas of
~~LUZERNE~~ County, Pennsylvania
Columbia

By: _____ Deputy

FRANKLIN FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION OF WILKES-
BARRE,

PLAINTIFF

VS.

FERNANDO CERASOLI and SHARON A.
CERASOLI, his wife,

DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
:

: CIVIL ACTION-LAW
:

: IN MORTGAGE FORECLOSURE

: EXECUTION NO. *26* OF 1980

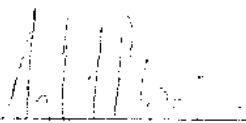
NOTICE OF SHERIFF'S SALE
OF
REAL ESTATE

TO: FERNANDO CERASOLI and SHARON A. CERASOLI, his wife, Defendants
herein and owners of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned writ
of execution issued under the above-captioned Judgment, directed to the
Sheriff of Columbia County, there will be exposed to public sale, by
vendue or outcry to the highest and best bidders, for cash, in the
Courtthouse, *Sheriff's office*, in the City of Bloomsburg, Columbia County,
Pennsylvania, on ~~Wednesday~~ *Thursday*, *July 24*, 1980, at ~~10:00~~ *2:00* o'clock *p.m.*,
eastern daylight time, in the forenoon of the said day, all your right,
title and interest in and to ALL that certain piece or parcel of land
situate in Berwick, County of Columbia, and State of Pennsylvania, the
same more particularly described in Exhibit "A", attached hereto and
incorporated herein.

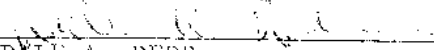
NOTICE IS HEREBY GIVEN to all claimants and parties in interest,
that the Sheriff will on *August 1st*, 1980, file a schedule of

distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.



JOSEPH L. PERSICO
Attorney for Plaintiff
15 South Franklin Street
Wilkes-Barre, Pennsylvania 18711

DERR & PURSEL

BY: 

DALE A. DERR

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 26 of 1980, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in ~~Courtroom No.~~ ^{Sheriff's Office}, Courthouse, in the City of Bloomsburg, County of Columbia, and State of Pennsylvania, on July 24, 1980, at 2:00 o'clock, P.M., in the ~~forenoon~~ ^{Afternoon} of the said day, all the right, title and interest of the defendants in and to:

TRACE NO. 1

ALL THAT CERTAIN lot or piece of land situate in the Township of North Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly side of Wolfe Road leading from Township Route No. 509 to a dead end, said pin also being at the southwest corner of Lot No. 7;

THENCE along the southerly line of Lot No. 7 South 58 degrees 52 seconds East 366.97 feet to an iron pin and other lands of Earl A. Wolfe and Muriel R. Wolfe, his wife;

THENCE along lands of said Wolfe, South 8 degrees 46 minutes 32 seconds East, 122.70 feet to an iron pin and other lands of Marshall Aten;

THENCE along the northerly line of said Aten; South 86 degrees 17 minutes 59 seconds West, 98 feet to an iron pin at the southeast corner of Lot No. 9B;

THENCE along said lot North 45 degrees 41 minutes 50 seconds West, 382.41 feet to a point on the easterly right of way of the above mentioned Wolfe Road;

THENCE along said right of way on a curve to the left having a Delta Angle of 13 degrees 18 minutes 2 seconds a Radius of 270 feet a tangent of 31.48 feet for a distance of 62.68 feet to the place of beginning.

BEING Lot No. 9A as per the survey of James H. Patton, R.S., dated February 26, 1975.

TRACT NO. 2

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

BEGINNING at an iron pin on the southerly side of Wolfe Road leading from Township Route No. 509, to a dead end, said pin also being at the northeast corner of Lot No. 10;

THENCE along said right of way on a curve to the left having a Delta Angle of 19 degrees 7 minutes 33 seconds a Radius of 270 feet and a Tangent of 45.49 feet for a distance of 90.13 feet to a point at the northwest corner of Lot No. 9A;

THENCE along said Lot South 45 degrees 41 minutes 50 seconds East 382.41 feet to a point and lands of Marshall Aten;

THENCE along lands of said Aten and lands of Robert J. Eshelman and Marjorie Eshelman, South 86 degrees 17 minutes 59 seconds West 232 feet to an iron pin at the southeast corner of the above mentioned lot No. 10;

THENCE along said Lot No. 10 North 26 degrees 34 minutes 17 seconds West, 256.23 feet to the place of beginning.

CONTAINING 1.021 acres of land in all.

BEING THE SAME PREMISES conveyed to the Defendants herein by Deed of Larry A. Ridall and Sharon L. Ridall, His Wife, dated May 17, 1975, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 271, at page 877.

SUBJECT to the same reservations, restrictions, covenants and easements

as appear in the chain of title.

IMPROVED with a single family raised rancher frame, and more commonly known as R.D.#2, Berwick, Columbia County, Pennsylvania.

TOGETHER WITH all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on *August 1st*, 1980, file a Schedule of distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of Franklin First Federal Savings and Loan Association of Wilkes Barre, Pennsylvania, against Fernando Cerasoli and Sharon A. Cerasoli, His Wife, and will be sold by:

Sheriff of Columbia County

ROSENN, JENKINS & GREENWALD
Attorneys

FRANKLIN FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION OF WILKES-
BARRE,

PLAINTIFF

VS.

FERNANDO CERASOLI and SHARON A.
CERASOLI, his wife,

DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
:

: CIVIL ACTION-LAW
:

: IN MORTGAGE FORECLOSURE

:
:

:

NO. 482 OF 1980

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS OF
DEFENDANT AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

:
:
:

SS.:

EUGENE HORANZY, being duly sworn according to law, does depose and say that he did, upon request of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, investigate the status of FERNANDO CERASOLI and SHARON A. CERASOLI, his wife, the above-captioned Defendants, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers that they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940; and that the last known address of said Defendants is R.D.#2,

Berwick, Columbia County, Pennsylvania; and the address of the above
Plaintiff is 44 West Market Street, Wilkes-Barre, Luzerne County, Pennsylvania.

Eugene Horanzy
EUGENE HORANZY, Vice President
Franklin First Federal Savings
and Loan Association of Wilkes-Barre

SWORN TO and subscribed
before me this 16th day
of May, 1980:

Joseph M. Mikulski
NOTARY PUBLIC

NOTARY PUBLIC
WILKES-BARRE, LUZERNE COUNTY, PA.
MY COMMISSION EXPIRES OCTOBER 3, 1981

FRANKLIN FIRST FEDERAL SAVINGS	:	In the Court of Common Pleas
AND LOAN ASSOCIATION OF WILKES-	:	of the 26th Judicial District
BARRE,	:	Columbia County
Plaintiff	:	
	:	Civil Action - Law
Vs.	:	
	:	In Mortgage Foreclosure
FERNANDO CERASOLI and SHARON A.	:	
CERASOLI, his wife,	:	
Defendants	:	No. 482, 1980
	:	Execution No. 26, 1980

PETITION TO OPEN JUDGMENT

TO THE HONORABLE, THE JUDGE OF SAID COURT:

FERNANDO CERASOLI and SHARON A. CERASOLI, Petitioners in the above-captioned matter respectfully represent:

1. Judgment in Mortgage Foreclosure against the Petitioners was entered on May 21, 1980 following an action filed by Joseph L. Persico, Attorney for Plaintiff, for want of appearance and affidavit of defense for the sum of \$37,386.74 which represents \$35,000.00 principal mortgage as well as \$2,386.74 in interest as of March 31, 1980 as more fully found in Item 9 of the Complaint in Mortgage Foreclosure.

2. The Petitioners were never served notice of the intent to foreclose.

3. Immediately upon service of the Complaint in Foreclosure by the Sheriff of Columbia County, Petitioners substantially cured the alleged default by bringing cash to Franklin First Federal Savings and Loan Association of Wilkes-Barre in the amount of \$2,407.10. These

monies were delivered on March 31, 1980.

4. After judgment was entered by the Prothonotary, Petitioners tried to resolve the above matter without assistance of counsel.

5. The Petitioners believe that they have sufficient evidence to prove that they are not liable for the above sum.

6. The Petitioners believe that they are not liable for the full sum for the reasons set forth above and believe they were not afforded the right to be heard in this matter.

WHEREFORE, Petitioners pray your Honorable Court to grant a Rule to Show Cause why Judgment should not be opened and they be allowed to make defense thereto.

PETITION TO STRIKE OFF JUDGMENT

7. The Petitioners incorporate by reference Paragraphs 1 through 6 hereinbefore set forth.

8. The Petitioners believe that due to the insufficiency of proper notice of intent to foreclose in the above matter and that the judgment entered herein is defective and should be struck from the record.

WHEREFORE, Petitioners pray that the Honorable Court grant a Rule to Show Cause why the said Judgment should not be stricken off.

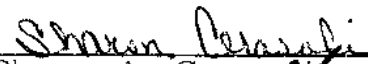
STAY OF EXECUTION

9. That on May 21, 1980 the Plaintiff in the above-captioned matter filed a Writ of Execution on Judgment entered against the Petitioners.

10. That the Petitioners believe the judgment is defective and have herein filed Motion to Open and Motion to Strike Judgment.

WHEREFORE, the Petitioners respectfully request that the Execution upon the said Writ be stayed and that service of said Writ be set aside.


Fernando Cerasoli


Sharon A. Cerasoli


Attorney for Petitioners

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF MONTGOMERY :

FERNANDO CERASOLI and SHARON A. CERASOLI, his wife,
being duly sworn according to law, depose and say that the facts set forth
in the foregoing Petition are true and correct to the best of their
information, knowledge and belief.

Fernando Cerasoli
Fernando Cerasoli

Sharon A. Cerasoli
Sharon A. Cerasoli

Sworn and subscribed to before me this 2nd day of July,

1980.

Sharon E. Wintersteen
Notary Public

My Comm. Exp.:

SHARON E. WINTERSTEEN, Notary Public
Danville, Montg. Co., Pa.
Commission Expires Jan. 31, 1983

FRANKLIN FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION OF WILKES-
BARRE,

Plaintiff

Vs.

FERNANDO CERASOLI and SHARON A.
CERASOLI, his wife,

Defendants

: In the Court of Common Pleas
: of the 26th Judicial District
: Columbia County
:
: Civil Action - Law
:
: In Mortgage Foreclosure
:
: No. 482, 1980
:
: Execution No. 26, 1980

RULE TO SHOW CAUSE

AND NOW, this 22ND day of July, 1980,

upon consideration of the foregoing Motions and Requests for Stay of
Judgment, a Rule is granted upon the Plaintiff to Show Cause why the
prayers of the Defendants' Motions and Stay of Execution should not be
granted.

Rule returnable THURSDAY, the 7TH day of AUGUST,
1980, at 10:30 o'clock A.M., Columbia County Courthouse, Bloomersburg,
Pennsylvania, at which time a pre-trial conference shall be held.

All proceedings to be stayed meanwhile.

BY THE COURT:

Jay W. Angers

A true and correct copy certified
from the records this 22ND day of
July, 1980.

Robert A. [Signature]

Prothonotary



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING

SHERIFF

TEL.: BUSINESS 717-784-5551
RESIDENCE 717-752-5765

A. J. Zale

~~XXXXXXXXXXXXXXXXXXXX~~

CHIEF DEPUTY

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

FRANKLIN FIRST FEDERAL SAVINGS &
LOAN ASSOCIATION OF WILKES BARRE
VS
FERNANDO CERASOLI AND SHARON A.
CERASOLI, HIS WIFE

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO.
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

On June 17, 1980 at 5:40 P.M. DST _____, posted a copy of the
Sheriff's Sale Bill on the property of Fernando Cerasoli and Sharon Cerasoli,
R.D. 2, Berwick, North Centre Twp., Col. Co., Pa. by John J. O'Brien, Deputy
~~XXXXXXXXXXXXXXXXXXXX~~ Sheriff, Col. Co. Courthouse, Bloomsburg, Pa.

Sworn and
John J. O'Brien
Deputy Sheriff

For:

Victor B. Vandling
Victor B. Vandling
Sheriff, Col. Co.

Sworn and subscribed before me
this 19 day of June 1980.

Frederick J. Peterson
Frederick J. Peterson,
Prothonotary, Columbia County, Penna.



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING

SHERIFF

TEL.: BUSINESS 717-784-5551
RESIDENCE 717-752-5765

A. J. Zale

~~RAYMOND J. HENNING~~

CHIEF DEPUTY

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

June 6, 1980

FRANKLIN FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF WILKES BARRE

vs

FERNANDO CERASOLI AND SHARON A.
CERASOLI, HIS WIFE

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 26 of 1980
WRIT OF EXECUTION

SERVICE ON FERNANDO CERASOLI

On May 31, 1980 at 4:20 P.M. DST, a true and
attested copy of the within Writ of Execution and a true copy of the Notice
of Sheriff's Sale of Real Estate was served on the defendant, Fernando
Cerasoli at his residence, R.D. 2, Berwick, Pennsylvania
by Deputy Sheriff John J. O'Brien.
Service was made by personally handing said writ of execution and notice of
sheriff's sale of real estate to the defendant.

So Answers:

A. J. Zale
A. J. Zale
Chief Deputy Sheriff

For:

Victor B Vandling
Victor B. Vandling
Sheriff Columbia County

Sworn and subscribed before me
this 6th day of June
1980.

Frederick J. Peterson
Barbara N. Peterson
Frederick J. Peterson
Prothonotary, Columbia County, Pa.



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING

SHERIFF

TEL.: BUSINESS 717-784-5551
RESIDENCE 717-752-5765

A. J. Zale

~~RAYMOND K. CHIRKOWSKI~~

CHIEF DEPUTY

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

June 6, 1980

FRANKLIN FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF WILKES BARRE

vs

FERNANDO CERASOLI AND SHARON A.
CERASOLI, HIS WIFE

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO.
WRIT OF EXECUTION

SERVICE ON SHARON A. CERASOLI

On May 31, 1980 at 4:20 P.M. DST, a true and
attested copy of the within Writ of Execution and a true copy of the Notice
of Sheriff's Sale of Real Estate was served on the defendant, Sharon A.
Cerasoli at her residence, R.D. 2, Berwick, Pennsylvania
by Deputy Sheriff John J. O'Brien.
Service was made by personally handing said writ of execution and notice of
sheriff's sale of real estate to the defendant.

So Answers:

A. J. Zale
A. J. Zale
Chief Deputy Sheriff

For:

Victor B. Vandling
Victor B. Vandling
Sheriff Columbia County

Sworn and subscribed before me
this 6th day of June
19 80.

Frederick J. Peterson Prothonotary
Barbara N. Klarch
Frederick J. Peterson
Prothonotary, Columbia County, Pa.

FRANKLIN FIRST FEDERAL SAVINGS : IN THE COURT OF COMMON PLEAS
AND LOAN ASSOCIATION OF WILKES- : OF COLUMBIA COUNTY
BARRE, :
 :
 : CIVIL ACTION-LAW
PLAINTIFF :

VS. : IN MORTGAGE FORECLOSURE

FERNANDO CERASOLI and SHARON A. :
CERASOLI, his wife, :

DEFENDANTS : NO. 482 OF 1980

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS OF
DEFENDANT AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA :
 : SS.:
COUNTY OF COLUMBIA :

EUGENE HORANZY, being duly sworn according to law, does depose and say that he did, upon request of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, investigate the status of FERNANDO CERASOLI and SHARON A. CERASOLI, his wife, the above-captioned Defendants, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers that they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940; and that the last known address of said Defendants is R.D.#2,

FRANKLIN FIRST FEDERAL SAVINGS : IN THE COURT OF COMMON PLEAS
AND LOAN ASSOCIATION OF WILKES- : OF COLUMBIA COUNTY
BARRE, :
PLAINTIFF : CIVIL ACTION-LAW

VS. : IN MORTGAGE FORECLOSURE

FERNANDO CERASOLI and SHARON A. :
CERASOLI, his wife, :

DEFENDANTS : NO. 482 OF 1980

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS OF
DEFENDANT AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS.:

EUGENE HORANZY, being duly sworn according to law, does depose and say that he did, upon request of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, investigate the status of FERNANDO CERASOLI and SHARON A. CERASOLI, his wife, the above-captioned Defendants, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers that they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940; and that the last known address of said Defendants is R.D.#2,

FRANKLIN FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION OF WILKES-
BARRE,

PLAINTIFF

VS.

FERNANDO CERASOLI and SHARON A.
CERASOLI, his wife,

DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
:

: CIVIL ACTION-LAW
:

: IN MORTGAGE FORECLOSURE

: NO. 482 OF 1980

AFFIDAVIT OF NON-MILITARY SERVICE AND
CERTIFICATION OF LAST KNOWN ADDRESS OF
DEFENDANT AND PLAINTIFF

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

:
: SS.:
:

EUGENE HORANZY, being duly sworn according to law, does depose and say that he did, upon request of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, investigate the status of FERNANDO CERASOLI and SHARON A. CERASOLI, his wife, the above-captioned Defendants, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers that they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940; and that the last known address of said Defendants is R.D.#2,

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 26 of 1980, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in ~~Courtroom No.~~ Sheriff's Office, Courthouse, in the City of Bloomsburg, County of Columbia, and State of Pennsylvania, on Thursday, July 24, 1980, at 2:00 o'clock, P.M., in the ~~forenoon~~ Afternoon of the said day, all the right, title and interest of the defendants in and to:

TRACT NO. 1

ALL THAT CERTAIN lot or piece of land situate in the Township of North Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly side of Wolfe Road leading from Township Route No. 509 to a dead end, said pin also being at the southwest corner of Lot No. 7;

THENCE along the southerly line of Lot No. 7 South 58 degrees 52 seconds East 366.97 feet to an iron pin and other lands of Earl A. Wolfe and Mariel R. Wolfe, his wife;

THENCE along lands of said Wolfe, South 8 degrees 46 minutes 32 seconds East, 122.70 feet to an iron pin and other lands of Marshall Aten;

THENCE along the northerly line of said Aten; South 86 degrees 17 minutes 59 seconds West, 98 feet to an iron pin at the southeast corner of Lot No. 9B;

THENCE along said lot North 45 degrees 41 minutes 50 seconds West, 382.41 feet to a point on the easterly right of way of the above mentioned Wolfe Road;

THENCE along said right of way on a curve to the left having a Delta Angle of 13 degrees 18 minutes 2 seconds a Radius of 270 feet a tangent of 31.48 feet for a distance of 62.68 feet to the place of beginning.

BEING lot No. 9A as per the survey of James H. Patton, R.S., dated February 26, 1975.

TRACT NO. 2

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

BEGINNING at an iron pin on the southerly side of Wolfe Road leading from Township Route No. 509, to a dead end, said pin also being at the northeast corner of Lot No. 10;

THENCE along said right of way on a curve to the left having a Delta Angle of 19 degrees 7 minutes 33 seconds a Radius of 270 feet and a Tangent of 45.49 feet for a distance of 90.13 feet to a point at the northwest corner of Lot No. 9A;

THENCE along said Lot South 45 degrees 41 minutes 50 seconds East 382.41 feet to a point and lands of Marshall Aten;

THENCE along lands of said Aten and lands of Robert J. Eshelman and Marjorie Eshelman, South 86 degrees 17 minutes 59 seconds West 232 feet to an iron pin at the southeast corner of the above mentioned lot No. 10;

THENCE along said Lot No. 10 North 26 degrees 34 minutes 17 seconds West, 256.23 feet to the place of beginning.

CONTAINING 1.021 acres of land in all.

BEING THE SAME PREMISES conveyed to the Defendants herein by Deed of Larry A. Ridall and Sharon L. Ridall, His Wife, dated May 17, 1975, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 271, at page 877.

SUBJECT to the same reservations, restrictions, covenants and easements

as appear in the chain of title.

IMPROVED with a single family raised rancher frame, and more commonly known as R.D.#2, Berwick, Columbia County, Pennsylvania.

TOGETHER WITH all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on *August 1st* 1980, file a Schedule of distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of Franklin First Federal Savings and Loan Association of Wilkes Barre, Pennsylvania, against Fernando Cerasoli and Sharon A. Cerasoli, His Wife, and will be sold by:

VICTOR B. VANDLING
Sheriff of Columbia County

ROSENN, JENKINS & GREENWALD
Attorneys

[illegible]

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 26 of 1980, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in Courtroom No. , Courthouse, in the City of Bloomsburg, County of Columbia, and State of Pennsylvania, on , 1980, at o'clock, .m., in the forenoon of the said day, all the right, title and interest of the defendants in and to:

TRACT NO. 1

ALL THAT CERTAIN lot or piece of land situate in the Township of North Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly side of Wolfe Road leading from Township Route No. 509 to a dead end, said pin also being at the southwest corner of Lot No. 7;

THENCE along the southerly line of Lot No. 7 South 58 degrees 52 seconds East 366.97 feet to an iron pin and other lands of Earl A. Wolfe and Muriel R. Wolfe, his wife;

THENCE along lands of said Wolfe, South 8 degrees 46 minutes 32 seconds East, 122.70 feet to an iron pin and other lands of Marshall Aten;

THENCE along the northerly line of said Aten; South 86 degrees 17 minutes 59 seconds West, 98 feet to an iron pin at the southeast corner of Lot No. 9B;

THENCE along said lot North 45 degrees 41 minutes 50 seconds West, 382.41 feet to a point on the easterly right of way of the above mentioned Wolfe Road;

THENCE along said right of way on a curve to the left having a Delta Angle of 13 degrees 18 minutes 2 seconds a Radius of 270 feet a tangent of 31.48 feet for a distance of 62.68 feet to the place of beginning.

BEING Lot No. 9A as per the survey of James H. Patton, R.S., dated February 26, 1975.

TRACT NO. 2

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

BEGINNING at an iron pin on the southerly side of Wolfe Road leading from Township Route No. 509, to a dead end, said pin also being at the northeast corner of Lot No. 10;

THENCE along said right of way on a curve to the left having a Delta Angle of 19 degrees 7 minutes 33 seconds a Radius of 270 feet and a Tangent of 45.49 feet for a distance of 90.13 feet to a point at the northwest corner of Lot No. 9A;

THENCE along said Lot South 45 degrees 41 minutes 50 seconds East 382.41 feet to a point and lands of Marshall Aten;

THENCE along lands of said Aten and lands of Robert J. Eshelman and Marjorie Eshelman, South 86 degrees 17 minutes 59 seconds West 232 feet to an iron pin at the southeast corner of the above mentioned lot No. 10;

THENCE along said Lot No. 10 North 26 degrees 34 minutes 17 seconds West, 256.23 feet to the place of beginning.

CONTAINING 1.021 acres of land in all.

BEING THE SAME PREMISES conveyed to the Defendants herein by Deed of Larry A. Ridall and Sharon L. Ridall, His Wife, dated May 17, 1975, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 271, at page 877.

SUBJECT to the same reservations, restrictions, covenants and easements

as appear in the chain of title.

IMPROVED with a single family raised rancher frame, and more commonly known as R.D.#2, Berwick, Columbia County, Pennsylvania.

TOGETHER WITH all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on _____, 1980, file a Schedule of distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of Franklin First Federal Savings and Loan Association of Wilkes Barre, Pennsylvania, against Fernando Cerasoli and Sharon A. Cerasoli, His Wife, and will be sold by:

Sheriff of Columbia County

ROSENN, JENKINS & GREENWALD
Attorneys

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3237

FRANKLIN FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF WILKES BARRE
PLAINTIFF

vs.

FERNANDO CERASOLI AND SHARON A.

CERASOLI, HIS WIFE,
DEFENDANTS

IN THE COURT OF COMMON PLEAS OF
~~LEHIGH~~ COUNTY, PENNSYLVANIA
COLUMBIA

No. 482 Term 19⁸⁰ J.D.

No. 26 Term 19⁸⁰ E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of ~~Lehigh~~ Columbia

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

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

(SEE EXHIBIT "A" ATTACHED HERETO-Sheriff's Sale Description)

**Plus a per diem charge at the rate of \$10.22 from May 1, 1980, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money hereinafter expended by the Plaintiff in payment of taxes, sewer, and water rents, claims or charges for insurance or repairs and any and all other expenses hereafter made by the Plaintiff.

Amount Due
Attorney's commission
Interest from 4/30/80

TOTAL

\$ 35,885.34
3,526.33
\$ 622.05

\$ 39,411.67 Plus costs **

as endorsed.

Dated 5-21-80

(SEAL)

Prothonotary, Court of Common Pleas of
~~Lehigh~~ County, Pennsylvania
Columbia

By: Deputy

FRANKLIN FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION OF WILKES-
BARRE,

PLAINTIFF

VS.

FERNANDO CERASOLI and SHARON A.
CERASOLI, his wife,

DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY

: CIVIL ACTION-LAW

: IN MORTGAGE FORECLOSURE

: EXECUTION NO. *26* OF 1980

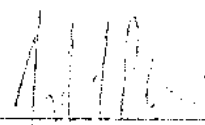
NOTICE OF SHERIFF'S SALE
OF
REAL ESTATE

TO: FERNANDO CERASOLI and SHARON A. CERASOLI, his wife, Defendants
herein and owners of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned writ
of execution issued under the above-captioned Judgment, directed to the
Sheriff of Columbia County, there will be exposed to public sale, by
vendue or outcry to the highest and best bidders, for cash, in the
Courthouse, *Sheriff's office*, in the City of Bloomsburg, Columbia County,
Pennsylvania, on ~~Wednesday~~ *Thursday*, *July 24*, 1980, at ~~10:00~~ *2:00* o'clock *p.m.*,
eastern daylight time, in the ~~forenoon~~ *afternoon* of the said day, all your right,
title and interest in and to ALL that certain piece or parcel of land
situate in Berwick, County of Columbia, and State of Pennsylvania, the
same more particularly described in Exhibit "A", attached hereto and
incorporated herein.

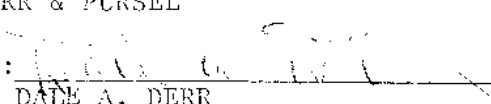
NOTICE IS HEREBY GIVEN to all claimants and parties in interest,
that the Sheriff will on *August 1st*, 1980, file a schedule of

distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.



JOSEPH L. PERSICO
Attorney for Plaintiff
15 South Franklin Street
Wilkes-Barre, Pennsylvania 18711

DERR & PURSEL

BY: 

DALE A. DERR

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 26 of 1980, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in ~~Courtroom No.~~ ^{Sheriff's Office}, Courthouse, in the City of Bloomsburg, County of Columbia, and State of Pennsylvania, on July 24, 1980, at 2:00 o'clock, p.m., in the ~~forenoon~~ ^{afternoon} of the said day, all the right, title and interest of the defendants in and to:

TRACT NO. 1

ALL THAT CERTAIN lot or piece of land situate in the Township of North Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly side of Wolfe Road leading from Township Route No. 509 to a dead end, said pin also being at the southwest corner of Lot No. 7;

THENCE along the southerly line of Lot No. 7 South 58 degrees 52 seconds East 366.97 feet to an iron pin and other lands of Earl A. Wolfe and Muriel R. Wolfe, his wife;

THENCE along lands of said Wolfe, South 8 degrees 46 minutes 32 seconds East, 122.70 feet to an iron pin and other lands of Marshall Aten;

THENCE along the northerly line of said Aten; South 86 degrees 17 minutes 59 seconds West, 98 feet to an iron pin at the southeast corner of Lot No. 95;

THENCE along said lot North 45 degrees 41 minutes 50 seconds West, 382.41 feet to a point on the easterly right of way of the above mentioned Wolfe Road;

THENCE along said right of way on a curve to the left having a Delta Angle of 13 degrees 18 minutes 2 seconds a Radius of 270 feet a tangent of 31.48 feet for a distance of 62.68 feet to the place of beginning.

BEING Lot No. 9A as per the survey of James H. Patton, R.S., dated February 26, 1975.

TRACT NO. 2

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

BEGINNING at an iron pin on the southerly side of Wolfe Road leading from Township Route No. 509, to a dead end, said pin also being at the northeast corner of Lot No. 10;

THENCE along said right of way on a curve to the left having a Delta Angle of 19 degrees 7 minutes 33 seconds a Radius of 270 feet and a Tangent of 45.49 feet for a distance of 90.13 feet to a point at the northwest corner of Lot No. 9A;

THENCE along said Lot South 45 degrees 41 minutes 50 seconds East 382.41 feet to a point and lands of Marshall Aten;

THENCE along lands of said Aten and lands of Robert J. Eshelman and Marjorie Eshelman, South 86 degrees 17 minutes 59 seconds West 232 feet to an iron pin at the southeast corner of the above mentioned lot No. 10;

THENCE along said Lot No. 10 North 26 degrees 34 minutes 17 seconds West, 256.23 feet to the place of beginning.

CONTAINING 1.021 acres of land in all.

BEING THE SAME PREMISES conveyed to the Defendants herein by Deed of Larry A. Ridall and Sharon L. Ridall, His Wife, dated May 17, 1975, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 271, at page 877.

SUBJECT to the same reservations, restrictions, covenants and easements

as appear in the chain of title.

IMPROVED with a single family raised rancher frame, and more commonly known as R.D.#2, Berwick, Columbia County, Pennsylvania.

TOGETHER WITH all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on *August 1st*, 1980, file a Schedule of distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of Franklin First Federal Savings and Loan Association of Wilkes Barre, Pennsylvania, against Fernando Cerasoli and Sharon A. Cerasoli, His Wife, and will be sold by:

Sheriff of Columbia County

ROSENN, JENKINS & GREENWALD
Attorneys

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

FRANKLIN FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF WILKES BARRE
PLAINTIFF

vs.

FERNANDO CERASOLI AND SHARON A.

CERASOLI, HIS WIFE,
DEFENDANTS

IN THE COURT OF COMMON PLEAS OF
~~LUZERN~~ COUNTY, PENNSYLVANIA
COLUMBIA

No. 482 Term 19⁸⁰ J.D.

No. 26 Term 19⁸⁰ E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of ~~LUZERN~~ Columbia

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA:

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

(SEE EXHIBIT "A" ATTACHED HERETO-Sheriff's Sale Description)

**Plus a per diem charge at the rate of \$10.22 from May 1, 1980, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money hereinafter expended by the Plaintiff in payment of taxes, sewer, and water rents, claims or charges for insurance or repairs and any and all other expenses hereafter made by the Plaintiff.

Amount Due
Attorney's commission
Interest from 4/30/80

TOTAL

\$ 35,885.34
3,526.33
\$ 622.05

\$ 39,411.67 Plus costs **

as endorsed.

Dated 5-21-80

(SEAL)

Shirley J. Pile
Prothonotary, Court of Common Pleas of
~~LUZERN~~ County, Pennsylvania
Columbia

By: Deputy

FRANKLIN FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION OF WILKES-
BARRE,

PLAINTIFF

VS.

FERNANDO CERASOLI and SHARON A.
CERASOLI, his wife,

DEFENDANTS

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY
:

: CIVIL ACTION-LAW
:

: IN MORTGAGE FORECLOSURE

: EXECUTION NO. *26* OF 1980

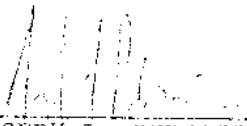
NOTICE OF SHERIFF'S SALE
OF
REAL ESTATE

TO: FERNANDO CERASOLI and SHARON A. CERASOLI, his wife, Defendants
herein and owners of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned writ
of execution issued under the above-captioned Judgment, directed to the
Sheriff of Columbia County, there will be exposed to public sale, by
vendue or outcry to the highest and best bidders, for cash, in the
Courthouse, *Sheriff's Office*, in the City of Bloomsburg, Columbia County,
Pennsylvania, on ~~Wednesday~~ *Thursday, July 24*, 1980, at ~~10:00 o'clock a.m.~~ *2:00 o'clock P.M.*,
eastern daylight time, in the ~~forenoon~~ *AFTERNOON* of the said day, all your right,
title and interest in and to ALL that certain piece or parcel of land
situate in Berwick, County of Columbia, and State of Pennsylvania, the
same more particularly described in Exhibit "A", attached hereto and
incorporated herein.

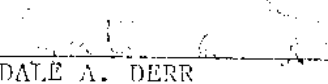
NOTICE IS HEREBY GIVEN to all claimants and parties in interest,
that the Sheriff will on *August 1st*, 1980, file a schedule of

distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.



JOSEPH L. PERSICO
Attorney for Plaintiff
15 South Franklin Street
Wilkes-Barre, Pennsylvania 18711

DERR & PURSEL

BY: 

DALE A. DERR