

FRANKLIN FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF WILKES BARRE,

PLAINTIFF

VS.

GERALD W. MAURER and FLORENCE J. MAURER,  
His Wife,

DEFENDANTS

: IN THE COURT OF COMMON PLEAS OF

: COLUMBIA COUNTY

: CIVIL ACTION - LAW

: IN MORTGAGE FORECLOSURE

: NO. 18 of 1981

*To Sheriff*

PRAECIPE FOR DISCONTINUANCE

TO: ~~THE PROTHONOTARY~~ OF COLUMBIA COUNTY

SIR:

Kindly mark the above-captioned case, settled, ended and discontinued without prejudice.

ROSENN, JENKINS & GREENWALD

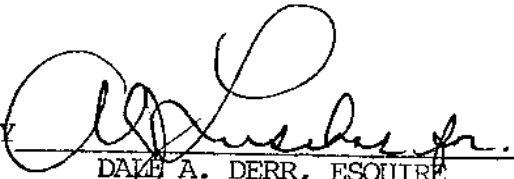
BY

  
JOSEPH L. PERSICO, ESQUIRE

AND

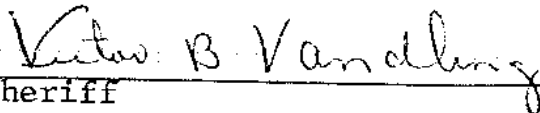
DALE AND PURSEL

BY

  
DALE A. DERR, ESQUIRE  
ATTORNEYS FOR PLAINTIFF

TO THE PROTHONOTARY:

I hereby return the writ in the above captioned matter discontinued and satisfy original judgement by order of the Plaintiff's Attorney.

  
Sheriff

March 25, 1981



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

**VICTOR B. VANDLING, Sheriff**

TELEPHONE: 717-784-1991

**A. J. ZALE, Chief Deputy**

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

March 26, 1981

Ms. Sue Shotwell  
Press-Enterprise  
3185 Lackawanna Avenue  
Bloomsburg, Pa. 17815

Re: Franklin First Federal Savings &  
Loan Association of Wilkes-Barre  
vs.  
Gerald W. Maurer and Florence J.  
Maurer, his wife  
No. 12 of 1981 E. D.  
No. 18 of 1981 J. D.

Dear Ms. Shotwell,

This memo to officially remind you to cancel the Sheriff's Department request to advertise the captioned case on April 15, 22, and 29, 1981 in the Press-Enterprise newspapers.

Praecipe for Discontinuance was filed in behalf of the plaintiff by their attorney, on March 25, 1981.

Thank you for your continued cooperation in these matters.

Very truly yours,

A. J. Zale,  
Chief Deputy Sheriff

AJZ/ldm



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

**VICTOR B. VANDLING, Sheriff**  
TELEPHONE: 717-784-1991

**A. J. ZALE, Chief Deputy**

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

March 26, 1981

Dale A. Derr  
Attorney-at-Law  
238 Market Street  
Bloomsburg, Pa. 17815

Re: Franklin First Federal Savings &  
Loan Association  
vs.  
Gerald and Florence Maurer  
No. 12 of 1981 E. D.  
No. 18 of 1981 J. D.


Dear Mr. Derr,

Enclosed is a check in the amount of \$428.25 payable to you as a refund due from the \$500.00 advance cost deposit made at the time Writ of Execution was filed.

Costs incurred, prior to filing Praecipe for Discontinuance, amounted to \$71.75. A breakdown includes docket and levy \$10.75, service \$10.00, mileage \$16.00, preparation of Sale bill advertising \$5.00 and Henrie Printing, Bloomsburg, \$30.00 for sale bill printing.

Any questions in the matter should be directed to the undersigned.

Very truly yours,

  
A. J. Zale  
Chief Deputy Sheriff

AJZ/l dm

Enclosure



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

A. J. ZALE, Chief Deputy

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

March 26, 1981

William H. Zeares  
Mifflin Township Tax Collector  
P. O. Box 206  
Mifflinville, Pa. 18631

RE: Franklin First Federal S & L Assoc.  
vs  
Gerald & Florence Maurer  
No. 12 of 1981 E.D.


Dear Mr. Zeares,

This memo is to notify you that the scheduled SHERIFF'S SALE in the above captioned case has been ~~XXXXXX~~ ABANDONED by counsel for the plaintiff. Thus the said sale scheduled to be held May 7, 1981 will not be held.

Tax notices earlier requested and forwarded to this office by you are being returned. Should action be again instituted against the defendants at a later date you will so be informed.

I would like to express our sincere "thanks" for your cooperation in this matter.

Very truly yours,

  
A. J. Zale for  
Victor B. Vandling

**TAX NOTICE**

MIFFLIN TWP  
 MAKE CHECKS PAYABLE TO:

WILLIAM H. ZEARES  
 BOX 206 RACE ST.  
 MIFFLINVILLE, PA. 17043  
 PH 752-2589  
*Address for checks: R.D. 1, Measbrook, Pa 18835*  
 HOURS: TUES TO THUR 10-9 PM  
 AFTER SEPT 1, WHEN HOME  
 OR BY APPOINTMENT

TAXES ARE DUE & PAYABLE. PROMPT PAYMENT IS REQUESTED

M  
 A  
 I  
 L  
 I  
 O  
*Messbrook, Pa 18835*

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESS ENVELOPE WITH YOUR PAYMENT

FOR COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT DUE	INCL. PENALTY
<i>Acres 7 R.E</i>	3780	18	66.68	68.04	74.84

THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.

**PAY THIS AMOUNT** →

APR 30  
 IF PAID BEFORE

JUN 30  
 IF PAID BEFORE

JULY 1  
 IF PAID AFTER

PENALTY A PROPERTY DESCRIPTION  
 COUNTY 10% TWP/BORO 5%

THIS TAX RETURNED TO COURT HOUSE JANUARY 22, 1982

ACCT NO. 11376  
 PARCEL 23-66-11-4

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

*1. 9066e- 170*  
*3668*  
*Atty 8/82*

DATE

03/01/81

BILL NO.



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

**VICTOR B. VANDLING, Sheriff**  
 TELEPHONE: 717-784-1991

**A. J. ZALE, Chief Deputy**  
 JOHN J. O'BRIEN, DEPUTY  
 LEE F. MENSINGER, DEPUTY  
 LINDA D. MOWERY, DEPUTY

March 5, 1981

FRANKLIN FIRST FEDERAL SAVINGS AND  
 LOAN ASSOCIATION OF WILKES BARRE  
 vs  
 GERALD W. MAUER and FLORENCE J.  
 MAUER, His Wife,

IN THE COURT OF COMMON  
 PLEAS OF COLUMBIA COUNTY  
 COMMONWEALTH OF PENNA.  
 NO. 12 of 1981 E.D.  
 WRIT OF EXECUTION

SERVICE ON GERALD W. MAUER and FLORENCE J. MAUER

On March 5, 1981 at 10:15 A.M., 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, Gerald W.  
 Maurer & Florence J. Maurer at R.D. 1, Nescopeck, Columbia Co., Pa.  
 by Deputy Sheriff Lee F. Mensinger.

Service was made by personally handing said Writ of Execution and Notice of  
 Sheriff's Sale of Real Estate to the defendant.

So Answers:

*Lee F. Mensinger*  
 Deputy Sheriff

For:

*Victor B. Vandling*  
 Victor B. Vandling  
 Sheriff Columbia Co.

Sworn and subscribed before me  
 this \_\_\_\_ day of \_\_\_\_\_  
 19\_\_.

Frederick J. Peterson  
 Prothonotary, Columbia County, Pa.

Henrie Printing.

P-E, Legal Ads, Wed., April 15, 22 and 29, 1981. Affidavits please.

William H. Zeares, Race St., Mifflinville - Tax Collector, Mifflin Twp.

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 12 of 1981, 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 ~~Courthouse~~ **The Columbia County Sheriff's Office**, Courthouse, in the City of Bloomsburg, County of Columbia, Pennsylvania, on **May 7**, 1981, at **2:30** o'clock, **P.m.**, in the ~~morning~~ **afternoon** of the said day, all the right, title and interest of the Defendants in and to:

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

BEGINNING at a point on the easterly side of land of Fred Aten and at a point on the southerly side of Bob Hoagland, said point being at intersecting lines of property owned by said individuals;

THENCE along line of Bob Hoagland, North 87 degrees East 160 feet to the westerly side of the right-of-way of Legislative Route No. 19023 leading from Hetlerville to Mifflinville;

THENCE along the right of way of said highway, South 19 degrees 19 minutes West, 178.4 feet to an iron pin corner;

THENCE continuing along said right-of-way, South 11 degrees 29 minutes West, a distance of 145.3 feet to an iron pin corner in line of other land of Peter Diehl, Jr., et ux;

THENCE North 78 degrees 19 minutes West along other land of Peter Diehl, Jr., et ux, a distance of 98.23 feet to an iron pin corner on the line of Fred Aten;

THENCE along line of Fred Aten, North 5 degrees East, 283.00 feet to an iron pin corner, the place of beginning.

CONTAINING 0.906 acres in accordance to a survey prepared by L. Lebo, R.E., dated July 28, 1972.

SUBJECT to the same reservations, covenants, restrictions, and easements as appear in other instruments in the chain of title.

BEING the same premises conveyed to Gerald W. Maurer and Florence J. Maurer, His Wife, by deed of Gerald Maurer and Florence E. Maurer, His Wife, dated September 18, 1972, in Columbia County Deed Book 258, at page 45, and recorded September 18, 1972.

IMPROVED WITH A single family frame ranch dwelling and more commonly known as R.D.#1, Nescopeck, 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 **May 15**, 1981, 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, against GERALD W. MAUER and FLORENCE L. MAUER, His Wife, and will be sold by:

**VICTOR B. VANDLING,** 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,

vs. PLAINTIFF

GERALD W. MAUER and FLORENCE J.

MAUER, His Wife,

DEFENDANTS

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

No. \_\_\_\_\_ 18 Term 1981 J.D.

No. \_\_\_\_\_ Term 19\_\_\_\_ E.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of ~~Luxemb~~ 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 SHERIFF'S SALE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A")

\*\*Plus a per diem charge at the rate of \$5.91 from \_\_\_\_\_, 1981, through to the date of any Sheriff's Sale pursuant to the Judgment demanded here with 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.

Amount Due	\$ 19,721.53
Attorney's commission	1,972.15
Interest from <del>1981</del> to _____, 1981	\$ 531.02
<b>TOTAL</b>	<b>\$ 22,224.70 Plus costs**</b>

as endorsed.

Dated \_\_\_\_\_

(SEAL)

\_\_\_\_\_  
Prothonotary, Court of Common Pleas of  
~~Luxemb~~ County, Pennsylvania  
Columbia

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



FRANKLIN FIRST FEDERAL SAVINGS : IN THE COURT OF COMMON PLEAS  
AND ~~LOCATION~~ ASSOCIATION OF : OF COLUMBIA COUNTY  
WILKES-BARRE, :

PLAINTIFF : CIVIL ACTION-LAW

VS. : IN MORTGAGE FORECLOSURE

GERALD W. MAURER and FLORENCE J. :  
MAURER, His Wife, :

DEFENDANTS : EXECUTION NO. OF 1981

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE

TO: GERALD W. MAURER and FLORENCE L. MAURER, 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  
Courtroom No. , Courthouse, , in the City of  
Bloomsburg, Columbia County, Pennsylvania, on Friday, ,  
1981, at 9:30 o'clock a.m., eastern standard 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 Nescopeck, 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 , 1981, 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.

ROSENN, JENKINS & GREENWALD

BY: 

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

DERR & PURSEL

BY: \_\_\_\_\_

DALE A. DERR, ESQUIRE  
Attorney for Plaintiff  
238 Market Street  
Bloomsburg, Pennsylvania

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. **12** of 1981, 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 ~~the Courtroom of the~~ **The Columbia County Sheriff's Office**, Courthouse, in the City of Bloomsburg, County of Columbia, Pennsylvania, on **May 7**, 1981, at **2:30** o'clock, **P**.m., in the ~~forenoon~~ **afternoon** of the said day, all the right, title and interest of the Defendants in and to:

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

BEGINNING at a point on the easterly side of land of Fred Aten and at a point on the southerly side of Bob Hoagland, said point being at intersecting lines of property owned by said individuals;

THENCE along line of Bob Hoagland, North 87 degrees East 160 feet to the westerly side of the right-of-way of Legislative Route No. 19023 leading from Hetlerville to Mifflinville;

THENCE along the right of way of said highway, South 19 degrees 19 minutes West, 178.4 feet to an iron pin corner;

THENCE continuing along said right-of-way, South 11 degrees 29 minutes West, a distance of 145.3 feet to an iron pin corner in line of other land of Peter Diehl, Jr., et ux;

THENCE North 78 degrees 19 minutes West along other land of Peter Diehl, Jr., et ux, a distance of 98.23 feet to an iron pin corner on the line of Fred Aten;

THENCE along line of Fred Aten, North 5 degrees East, 283.00 feet to an iron pin corner, the place of beginning.

CONTAINING 0.906 acres in accordance to a survey prepared by L. Lebo, R.E., dated July 28, 1972.

SUBJECT to the same reservations, covenants, restrictions, and easements as appear in other instruments in the chain of title.

BRING the same premises conveyed to Gerald W. Mauer and Florence J. Mauer, His Wife, by deed of Gerald Mauer and Florence E. Mauer, His Wife, dated September 18, 1972, in Columbia County Deed Book 258, at page 45, and recorded September 18, 1972.

IMPROVED WITH A single family frame ranch dwelling and more commonly known as R.D.#1, Nescopeck, 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 **May 15**, 1981, 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, against GERALD W. MAUER and FLORENCE L. MAUER, 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,  
vs. PLAINTIFF  
GERALD W. MAUER and FLORENCE J.  
MAUER, His Wife,  
DEFENDANTS

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

No. \_\_\_\_\_ 18 Term 1981 J.D.

No. \_\_\_\_\_ Term 19 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 SHERIFF'S SALE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A")

\*\*Plus a per diem charge at the rate of \$5.91 from \_\_\_\_\_, 1981, 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.

Amount Due	\$ 19,721.53
Attorney's commission	1,972.15
Interest from <del>xxxx</del> to _____, 1981	\$ 531.02
<b>TOTAL</b>	<b>\$ 22,224.70 Plus costs**</b>

as endorsed.

Dated \_\_\_\_\_

(SEAL)

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

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

FRANKLIN FIRST FEDERAL SAVINGS AND

LOAN ASSOCIATION OF WILKES-BARRE

PLAINTIFF

No. 12 Term 19 81

V.S.

GERALD W. MAURER and FLORENCE J.

MAURER, His Wife

DEFENDANTS

To: VICTOR B. VANDLING Sheriff

Seize, levy, advertise and sell all the personal property of the defendant on the premises located at

Seize, levy, advertise and sell all right, title and interest of the defendant in the following vehicle:

Make	Model	Motor Number	Serial Number	License Number
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

which vehicle may be located at \_\_\_\_\_

You are hereby released from all responsibility in not placing watchman or insurance on personal & real property levied on by virtue of this writ. Plaintiff guarantees towing and storage charges.

*Walter A. [Signature]*  
Attorney for Plaintiff



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

PLAINTIFF : CIVIL ACTION-LAW

VS. : IN MORTGAGE FORECLOSURE

GERALD W. MAURER and FLORENCE J. :  
MAURER, His Wife, :

DEFENDANTS : EXECUTION NO. OF 1981

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE

TO: GERALD W. MAURER and FLORENCE L. MAURER, 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  
Courtroom No. , Courthouse, , in the City of  
Bloomsburg, Columbia County, Pennsylvania, on Friday, ,  
1981, at 9:30 o'clock a.m., eastern standard 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 Nescopeck, 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 , 1981, 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.

ROSENN, JENKINS & GREENWALD

BY: 

\_\_\_\_\_  
JOSEPH L. PERSICO, ESQUIRE  
Attorney for Plaintiff  
15 S. Franklin Street  
Wilkes-Barre, Pennsylvania 18711

DERR & PURSEL

BY: \_\_\_\_\_

DALE A. DERR, ESQUIRE  
Attorney for Plaintiff  
238 Market Street  
Bloomsburg, Pennsylvania

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

vs. PLAINTIFF

GERALD W. MAUER and FLORENCE J.

MAUER, His Wife,

DEFENDANTS

IN THE COURT OF COMMON PLEAS OF
WYOMING COUNTY, PENNSYLVANIA
COLUMBIA

No. 18 Term 1981 J.D.

No. 12 Term 1981 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of ~~Wyoming~~ 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 SHERIFF'S SALE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A")

\*\*Plus a per diem charge at the rate of \$5.91 from , 1981, through to the date of any Sheriff's Sale pursuant to the Judgment demanded here with 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.

Amount Due \$ 19,721.53
Attorney's commission 1,972.15
Interest from ~~10/1/80~~ to , 1981 \$ 531.02

TOTAL

\$ 22,224.70 Plus costs\*\*

as endorsed.

Dated 2-26-81

(SEAL)

Handwritten signature of Prothonotary, Court of Common Pleas of Wyoming County, Pennsylvania, Columbia

By: Deputy

No. \_\_\_\_\_ 18 \_\_\_\_\_ Term, 19 81 J.D.

No. \_\_\_\_\_ Term, 19 \_\_\_\_\_ E.D.

IN THE COURT OF COMMON PLEAS  
OF LUZERNE COUNTY

FRANKLIN FIRST FEDERAL SAVINGS  
AND LOAN ASSOCIATION OF WILKES  
BARRE,

vs. PLAINTIFF

GERALD W. MAUER and FLORENCE J.  
MAUER, His wife,

DEFENDANTS

WRIT OF EXECUTION  
(Mortgage Foreclosure)

5455 Costs 30.25 PA

Pro. Pd. 25.00 PA

Judg. Fee 6.00 PA

of 1444 Fee 3.00

Sat. 3.00



JOSEPH L. PERSICO Attorney for Plaintiff

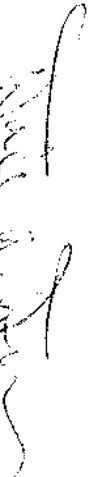
ROSENN, JENKINS & GREENWALD

Address: 15 S. Franklin St., Wilkes

Barre, Pennsylvania

Where papers may be served.

DALE A. DERR, ESQUIRE



SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. **12** of 1981, 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 ~~XXXXXXXXXXXX~~ **The Columbia County Sheriff's Office**, Courthouse, in the City of Bloomsburg, County of Columbia, Pennsylvania, on **May 7**, 1981, at **2:30** o'clock, **P.m.**, in the ~~XXXXXXXXXX~~ **afternoon** of the said day, all the right, title and interest of the Defendants in and to:

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

BEGINNING at a point on the easterly side of land of Fred Aten and at a point on the southerly side of Bob Hoagland, said point being at intersecting lines of property owned by said individuals;

THENCE along line of Bob Hoagland, North 87 degrees East 160 feet to the westerly side of the right-of-way of Legislative Route No. 19023 leading from Hellerville to Mifflinville;

THENCE along the right of way of said highway, South 19 degrees 19 minutes West, 178.4 feet to an iron pin corner;

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THENCE North 78 degrees 19 minutes West along other land of Peter Diehl, Jr., et ux, a distance of 98.23 feet to an iron pin corner on the line of Fred Aten;

THENCE along line of Fred Aten, North 5 degrees East, 283.00 feet to an iron pin corner, the place of beginning.

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TOGETHER WITH all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on **May 15**, 1981, 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, against GERALD W. MAUER and FLORENCE L. MAUER, His Wife, and will be sold by:

Sheriff of Columbia County

ROSENN, JENKINS & GREENWALD  
ATTORNEYS

FRANKLIN FIRST FEDERAL SAVINGS : IN THE COURT OF COMMON PLEAS  
AND EDUCATION ASSOCIATION OF : OF COLUMBIA COUNTY  
WILKES-BARRE, :

PLAINTIFF : CIVIL ACTION-LAW

VS. : IN MORTGAGE FORECLOSURE

GERALD W. MAURER and FLORENCE J. :  
MAURER, His Wife, :

DEFENDANTS : EXECUTION NO. **12** OF 1981

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE

TO: GERALD W. MAURER and FLORENCE L. MAURER, 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 Col. Co. Sheriff's Dept.**  
~~XXXXXXXXXXXXXX~~, Courthouse, ~~XXXXXXXXXXXXXX~~ in the ~~XXXXXX~~ **Town**  
of ~~XXXXXX~~ **XXXXXX** of  
Bloomsburg, Columbia County, Pennsylvania, on ~~XXXXXX~~ **Thursday,** ~~XXXXXX~~ **May 7**,  
1981, at ~~XXXXXX~~ **2:30** o'clock ~~XXXXXX~~ **P.M.**, eastern ~~XXXXXX~~ **daylight** time, in the ~~XXXXXX~~ **afternoon**  
of the said day, all your right, title and interest in and to ALL that  
certain piece or parcel of land situate in Nescopeck, 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 **May 15**, 1981, 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.

ROSENN, JENKINS & GREENWALD

BY: 

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

DERR & PURSEL

BY: \_\_\_\_\_

DALE A. DERR, ESQUIRE  
Attorney for Plaintiff  
238 Market Street  
Bloomsburg, Pennsylvania



FRANKLIN FIRST FEDERAL SAVINGS : IN THE COURT OF COMMON PLEAS  
AND ~~EDUCATION~~ ASSOCIATION OF : OF COLUMBIA COUNTY  
WILKES-BARRE, :

PLAINTIFF : CIVIL ACTION-LAW

VS. : IN MORTGAGE FORECLOSURE

GERALD W. MAURER and FLORENCE J. :  
MAURER, His Wife, :

DEFENDANTS : NO. 18 OF 1981


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 GERALD W. MAURER and FLORENCE J. MAURER, 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.#1, Nescopeck, Columbia County, Pennsylvania; and the address of the above Plaintiff is 44 West Market Street, Wilkes-Barre, Luzerne County, Pennsylvania.

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

SWORN TO and subscribed  
before me this 9<sup>th</sup> day  
of February, 1981.

  
NOTARY PUBLIC

WILKES-BARRE, PENNSYLVANIA  
MY COMMISSION EXPIRES 3, 1981