

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on THURSDAY the 15th day of AUGUST 1985, at 10:00 o'clock A. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to COMMONWEALTH BANK AND TRUST COMPANY, N.A., 101 West Third Street, Williamsport, PA 17701 for the price or sum of One Thousand Four Hundred and Eight and 52/100 (\$1408.52) plus Twenty Eight and 17/100 (\$28.17) Poundage ----- Dollars being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs

Columbia County Sheriff's Dept.	Sale Cost	\$109.00	
	Poundage	28.17	
			\$137.17
Press-Enterprise, Inc.			194.57
Henrie Printing			37.25
Prothonotary of Columbia County			15.00
Recorder of Deeds of Columbia County			18.50
Deborah Lee Robbins, Tax Collector Madison Twp. (Parcel 21-07-3-15)			
	1985 Col. Co. Taxes		92.69
	1985 Sch. Taxes		416.99
Columbia County Tax Claim Bureau	(1984 Delinquent Taxes)		516.52
State Treasurer - Surcharge Fee			8.00

COMMONWEALTH BANK AND TRUST CO., N.A.  
Formerly known as  
FIDELTY NATIONAL BANK

vs

WALTER M. RUTKOWSKI  
NO. 274 - 1985 J.D.  
NO. 31 - 1985 E.D.

Sheriff's Office, Bloomsburg, Pa. }  
16 AUGUST 1985

So answers

Victor B Vandling  
VICTOR B. VANDLING Sheriff

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

Commonwealth Bank and Trust Co.,  
N.A., formerly known as  
Fidelity National Bank, Plaintiff

vs

Walter M. Rutkowski, Defendant

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

Exec. No. 274 Term 1985

Orig. No. 31 Term 1985

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of 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"

Amount Due	\$ 22,499.01
Interest	\$ 1,326.73
Late charges	70.28
Total	\$ 23,896.02

Plus costs as endorsed.

OFFICE OF SHERIFF  
COLUMBIA COUNTY  
MAY 29 4 54 PM '85  
SHERIFF  
CHIEF DEPUTY

Dated 5-28-85

(SEAL)

By:

*Heather K. Linn*  
Prothonotary, Common Pleas Court of  
COLUMBIA County, Penna.

Deputy

EXHIBIT "A"

ALL that certain piece, parcel and tract of land situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described as follows to-wit:

BEGINNING at a railroad spike in the center line of Township Route No. 408; thence by the center line thereof, North 22 degrees 54 minutes West, 288.21 feet to railroad spike; thence continuing by the same, North 4 degrees 9 minutes East, 159.14 feet to a railroad spike; thence continuing by the same, North 25 degrees 6 minutes East, 110.95 feet to a railroad spike in line of lands of Peter Pyatak extended; thence by the same, being Lot No. 22, South 52 degrees 32 minutes 40 seconds East, 193.40 feet to a point in line of lands of Donald Donahue; thence by the said Donahue and lands of Bruce D. Thomas, et ux., South 10 degrees 56 minutes 20 seconds West, 411.57 feet to a point in the Easterly side of a Township Route (No. 408); thence South 82 degrees 3 minutes West, 22.06 feet to the railroad spike, the place of beginning. Containing 1.356 acres. Being tract No. 21 of a draft of survey of lands in Pine and Madison Townships, Columbia County, Pennsylvania, as surveyed by Orangeville Surveying Consultants on July 24, 1973.

TOGETHER with, unto the Grantees, their successors, heirs and assigns, in common, however, with the Grantors, their heirs and assigns, the following:

(a) The right of ingress and egress over all roadways as shown on map of the lands of the Grantors.

(b) The right to use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restrictions that the Grantees, their heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways. The Grantors and their successors shall not be liable for any snow plowing or snow removal from access roadways.

HAVING thereon erected a 56x24 Ritzcraft Vernon Model house.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COMMONWEALTH BANK AND TRUST  
CO., N.A, formerly known as  
FIDELITY NATIONAL BANK,

Plaintiff

vs

WALTER M. RUTKOWSKI,

Defendant

: CIVIL ACTION - LAW  
:  
:  
:  
:  
:  
:  
:  
:  
:  
:

NO. 274 OF 1985

: MORTGAGE FORECLOSURE

NOTICE PURSUANT TO  
P.R.C.P. 3129(b)(2)


TO: Walter M. Rutkowski  
Defendant(s) in the above-captioned case and owner or  
reputed owner(s) of the real estate hereinafter described:

YOU ARE HEREBY NOTIFIED that by virtue of a Writ of  
Execution issued out of the Court of Common Pleas of Columbia  
County upon the above-stated judgment, and directed to the Sheriff  
of Columbia County, the Sheriff of Columbia County will expose to  
public sale at the Columbia County Court House, at Pennsylvania,  
on the 11<sup>th</sup> day of JULY, 1985, at 10:15 A.M. o'clock,  
the real estate and improvements erected thereon, described in  
Exhibit "A" attached hereto and made a part of this Notice.

You are further notified that a schedule of proposed  
distribution of the proceeds of the above sale will be filed by

the Sheriff of Columbia County, Pennsylvania, on the 15<sup>th</sup>  
day of July, 1985, and that distribution of said proceeds will  
be made in accordance with said Schedule of Distribution unless  
exceptions are filed thereto within ten (10) days thereafter.

FISHER, RICE, BARLETT, ELION  
& WAYNE, P.C.

By   
Robert B. Wayne, Esquire  
Attorney for Plaintiff  
I.D. #20888

TERM  
-SESS.

19.

July 1

19 85

M

**vs.**

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

[illegible]

LIST OF LIENS

VERSUS

WALTER M. RUTKOWSKI

Court of Common Pleas of Columbia County, Pennsylvania.

Commonwealth Bank & Trust Co.  
formerly Known as Fidelity National  
Bank  
versus  
Walter M. Rutkowski

No. 274 of Term, 1985  
Real Debt ||\$23,896.02  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered  
Date of Lien May 24, 1985  
Nature of Lien Default Judgment

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.

BEVERLY J. MICHAEL

I, ~~XXXXXXXXXXXX~~  
~~XXXXXX~~ 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  
Walter M. Rutkowski (Rutkoski)

and find as follows:

See photostatic copy attached.

Fee .....\$5.00

In testimony whereof I have set my hand and  
seal of office this 9<sup>th</sup> day of July  
A.D., 19 85

*Beverly J. Michael*...RECORDER



# This Indenture,

MADE the 21st day of November

in the year nineteen hundred and eighty (1980).

BETWEEN WALTER M. RUTKOSKI, of R. D. #3, Box 200, Danville, Montour County, Pennsylvania-----

-----MORTGAGOR.

-----Party of the first part,  
and FIDELITY NATIONAL BANK, a corporation existing and incorporated under the laws of the United States of Pennsylvania, with its principal place of business situate at Mill and Market Streets, Danville, Montour County, Pennsylvania-----

-----MORTGAGEE.

-----Party of the second part:  
WHEREAS, the said Walter M. Rutkoski-----

in and by his-----certain obligation, or writing obligatory, under his-----hand-----and seal-----, duly executed and bearing even date herewith, stands-----bound unto the said party of the second part in the sum of FIFTY THOUSAND (\$50,000.00)-----Dollars, conditioned for the payment of the just and full sum of TWENTY-FIVE THOUSAND (\$25,000.00)-----

-----Dollars,

Payable In The Following Manner:

"With interest at the rate of Thirteen (13%) Per Cent Per Annum on the unpaid balance until paid, said principal and interest to be paid in monthly installments of Three Hundred Sixteen Dollars and Thirty-Two Cents (\$316.32) each, commencing on the 21st day of November, 1980, and thereafter on the 21st day of each month until the principal and interest are fully paid, said payment to be applied first to payment of interest and balance to principal, except that any remaining balance of principal and interest shall become due and payable at the end of Fifteen (15) years from the date hereof, with the privilege to the Mortgagors to repay at any time without premium or fee the entire balance or any part thereof. The Mortgagee, or its assignee, may collect a late charge from Mortgagors not to exceed 5¢ for each dollar of each payment more than 30 days in arrears. The minimum late charge will be \$1.00 to cover the extra expenses involved in handling such delinquent payments. Said late charge shall be added to and become part of the unpaid principal amount of this obligation and shall be collectible in the same manner. It is expressly agreed between the Parties that if title to the premises be transferred by Deed or the premises be sold under an Article of Agreement, whether the Article of Agreement be recorded in such county office for said purpose or not, without the prior written consent of the Mortgagee, then and in such case the whole unpaid principal debt plus interest and accumulated charges, if any, shall at the option of the Mortgagee become due and payable."

together with the premiums of insurance, taxes, municipal assessments and charges from time to time assessed against or upon the hereinafter described mortgaged premises, without any fraud or further delay, as in and by the said recited obligation and the conditions thereof, relation to the same being had, more fully and at large appears.

NOW THIS INDENTURE WITNESSETH, that the said party----- of the first part, as well for and in consideration of the aforesaid debt or sum of TWENTY-FIVE THOUSAND (\$25,000.00)-----

-----Dollars,

and for the better securing the payment thereof unto the said party of the second part, its successors and assigns, in discharge of the said obligation above recited, as for and in consideration of the further sum of one dollar in specie, well and truly paid to the said party----- of the first part, by the said party of the second part, at and before the ensealing and delivery hereof, the receipt of which one dollar is hereby acknowledged, is----- granted, bargained, sold, released and confirmed, and by these presents do----- grant, bargain, sell, release and confirm unto the said party of the second part, its successors and assigns,

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a railroad spike in the center line of Township Route No. 408; THENCE by the center line thereof, North 22 degrees 54 minutes West, 288.21 feet to a railroad spike; THENCE continuing by the same, North 4 degrees 9 minutes East, 159.14 feet to a railroad spike; THENCE continuing by the same, North 25 degrees 6 minutes East, 110.95 feet to a railroad spike in line of lands of Peter Pyatak extended; THENCE by the same, being Lot No. 22, South 52 degrees 32 minutes 40 seconds East, 193.40 feet to a point in line of lands of Donald Donahue; THENCE by the said Donahue and lands of Bruce D. Thomas, et ux., South 10 degrees 56 minutes 20 seconds West, 411.57 feet to a point in the Easterly side of a Township Route (No. 408); THENCE South 82 degrees 13 minutes West, 22.06 feet to the railroad spike, the place of BEGINNING. CONTAINING 1.356 acres. BEING Tract No. 21 of a draft of survey of lands in Pine and Madison Townships, Columbia County, Pennsylvania, as surveyed by Orangeville Surveying Consultants on July 24, 1973.

TOGETHER with, unto the Grantees, their successors, heirs and assigns, in common, however, with the Grantors, their heirs and assigns, the following:

(a). The right of ingress and egress over all roadways as shown on map of the lands of the Grantors.

(b). The right to use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restrictions that the Grantees, their heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways. The Grantors and their successors shall not be liable for any snow plowing or snow removal from access roadways.

The following shall be deemed restrictions or covenants running with the lands:

1. The premises herein conveyed shall not be subdivided.
2. That the said premises and/or improvements thereto shall be used for residential dwelling purposes only.
3. Construction on the said premises shall be limited as follows:
  - (a). Single family house or cottage with or without appurtenances;
  - (b). The first floor enclosed living area shall have a minimum square footage of 500 feet; and,
  - (c). No mobile home or mobile-type home shall be erected or placed on the premises.
4. Any improvement erected on the premises shall be a minimum of 50 feet from any property line unless otherwise approved by the Grantors.
5. No sewage or waste water shall be disposed of, except by an approved septic system.
6. Only ordinary household pets shall be kept on the premises.
7. Each property owner may not permit his building or the grounds around same to become shabby, unpainted, trash or junk-laden, or in a state of disrepair that would injure the general neat, well-kept appearance of the area.
8. Nothing herein contained shall prevent the Grantors from permitting utility companies to install facilities in access roads or along public roads adjoining the premises herein conveyed.
9. No sign, other than for identification of the owners, shall be placed upon the premises. Any such sign shall not be more than 18" x 24" in size.
10. Any chimney attached to wood-burning devices shall have an approved spark arrestor installed therein.
11. The said Grantees, for themselves, their heirs and assigns, accept this conveyance subject to the easements and restrictions set forth herein, for themselves, their heirs and assigns, and covenant to and with the Grantors, their heirs, successors and assigns, that they shall forever faithfully observe and perform the said several restrictions and conditions, and each of them, and if said Grantees, or any person claiming under them shall at any time violate or attempt to violate or shall omit to perform or observe any of the restrictions or conditions set forth in this Deed, it shall be lawful for any person owning a lot and deriving title through the Grantors, which is subject to the same restrictions or conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.
12. The Grantees, in accepting this conveyance, acknowledge that there are no public water or sewage systems available, and that the Grantors shall not be responsible for supplying the same.

TOGETHER with all and singular the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. TO HAVE AND TO HOLD the said hereditaments and premises above granted, or intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns forever.

And it is further understood and agreed, that the said party-----of the first part, his-----heirs and assigns, will pay all taxes, municipal assessments and charges from time to time assessed against or upon said mortgaged premises forthwith when the same become due and payable, and will keep the buildings erected upon the said premises insured in some good and reliable incorporated stock insurance company or companies to the amount of at least

Dollars, and the policy or policies shall be assigned to and held by the said party of the second part, its successors or assigns, as collateral security for the payment of moneys secured hereby; and, in case said party-----of the first part, his-----heirs or assigns, shall neglect to procure such insurance, or shall neglect to pay said taxes, municipal assessments and charges forthwith when the same become due and payable, the said party of the second part, its successors or assigns, may take out such policy or policies in its own name, and may pay such taxes, municipal assessments and charges, and the premium or premiums paid therefor, and the sum or sums paid for such taxes, municipal assessments and charges as aforesaid, shall bear interest from the time of payment, and be added to and collected as part of the said principal sum and in the same manner.

And it is further agreed and understood, that in case default be made at any time in the payment of any one of said installments of debt or interest, or any part thereof, or of any taxes, municipal assessments, charges or premiums of insurance aforesaid, for Fifteen (15)-----days after the same falls due as aforesaid, the whole of the said debt and interest shall, at the option of the said party of the second part, its successors or assigns, thereupon become due and payable, and an action of Mortgage Foreclosure may be properly commenced upon this Indenture of Mortgage, and prosecuted to judgment, execution, and sale, for the collection of the whole amount of the said debt and interest remaining unpaid, together with all premiums of insurance, and all taxes, municipal assessments and charges, and all fees, costs and expenses of such proceedings, including attorney's commission of 15% per cent. And all errors in said proceedings, together with all stay of or exemption from execution, or extension of time of payment which may be given by any Act or Acts of Assembly now in force, or which may be enacted hereafter, are hereby forever waived and released.

PROVIDED ALWAYS, NEVERTHELESS, that if the said Party of 1st Part, his-----heirs, executors, administrators or assigns, do and shall well and truly pay, or cause to be paid, unto the said party of the second part, its successors or assigns, the aforesaid debt or sum of \$25,000.00-----on the day and time hereinbefore mentioned and appointed for the payment thereof, together with lawful interest for the same and the premiums of insurance aforesaid, taxes, municipal assessments and charges, in like money, in the way and manner hereinbefore specified therefor, without any fraud or further delay and without any deduction, defalcation or abatement to be made, for or in respect of any taxes, charges or assessments whatsoever, that then and from thenceforth, as well this present Indenture and the estate hereby granted, as the said obligation above recited, shall cease, determine and become absolutely null and void to all intents and purposes, anything hereinbefore contained to the contrary thereof in anywise notwithstanding.

IN WITNESS WHEREOF the said party--of the first part has-----hereunto set his-----hand-----and seal-----the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

*Thomas E. Rutkowski*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Walter M. Rutkowski* (SEAL)  
Walter M. Rutkowski  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

I hereby certify that the precise address of the above named mortgagee Fidelity National Bank is Mill and Market Sts., Danville, PA 17821

*November 21 1980*

*Thomas E. Rutkowski*  
\_\_\_\_\_  
Attorney for Mortgagee

COMMONWEALTH OF PENNSYLVANIA }  
County of Columbia } SS:

On this, the 21st day of November 1980, before me a Notary Public-----  
the undersigned officer, personally appeared Walter M. Rutkoski-----

known to me (or satisfactorily proven) to be the person---whose name is---subscribed to the within  
instrument, and acknowledged that he-----executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial-----seal.



My Commission Expires Lynn R. Sulick, Notary Public  
Bloomsburg, Columbia Co., Pa.  
My Commission Expires June 4, 1984

COMMONWEALTH OF PENNSYLVANIA }  
County of ----- } SS:

On this, the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, before me  
the undersigned officer, personally appeared \_\_\_\_\_

known to me (or satisfactorily proven) to be the person whose name subscribed to the within  
instrument, and acknowledged that \_\_\_\_\_ executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and \_\_\_\_\_ seal.

My Commission Expires \_\_\_\_\_

REC'D BY RECORDER  
COLUMBIA CO., PA.  
TAX \$72.00 FEE \$6.50

Number 250  
**Mortgage**  
Nov 24 3 53 PM '80

To a Corporation  
REVISED 1968

Walter M. Rutkoski-----MORTGAGOR,

TO

Fidelity National Bank--MORTGAGEE.

Dated November 21, 1980  
Premises situate in Madison  
Township, Columbia County,  
Pennsylvania.  
To Secure ----- \$ 25,000.00  
Payable -----

LAW OFFICES  
KREISLER AND RICHIE  
401 MARKET STREET  
BLOOMSBURG, PA

COMMONWEALTH OF PENNSYLVANIA }  
County of Columbia 3:53 p.m. } SS:

RECORDED in the Office for Recording of Deeds, Etc., in and for said County, in Mortgage  
Book No. \_\_\_\_\_ Vol. 202 , Page 156.

WITNESS my Hand and Official Seal this 24th day of November , 19 80 at  
3:53 p.m.

Beverly J. Michael  
Recorder  
Recorder of Mortgages

Comm. Bank &amp; Trust Co., etc. VS Walter M. Rutkowski

THURSDAY, August 15, 1985

NO. 31-1985

SHERIFF'S COST OF SALE:

Docket & Levy	\$ 14.00
Service	<u>14.00</u>
Mailing	<u>3.00</u>
Advertising, Sale Bills	<u>9.00</u>
Newspapers	<u>9.00</u>
Posting Handbills	<u>21.00</u>
Mileage	<u>13.00</u>
Crying/Adjourn of Sale	<u>7.00</u>
Sheriff's Deed	<u>10.00</u>
Distribution of Proceeds	<u>9.00</u>
Other	

Total..... \$ 109.00 \$ 109.00

Press-Enterprise, Inc.	<u>194.57</u>
Henrie Printing	<u>37.25</u>
Solicitor's Services	

Total..... \$ 231.82 \$ 231.82

Prothonotary - Liens List	\$ <u>10.00</u>
Deed Notarization	<u>5.00</u>

Total..... \$ 15.00 \$ 15.00

Recorder of Deeds, Col. Co. - Copywork	\$ <u>5.00</u>
Deed	<u>13.50</u>

Total..... \$ 18.50 \$ 18.50REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 1985	\$ <u>92.69</u>
School Taxes, District <u>Millville</u> , 1985	<u>416.99</u>
Delinquent Taxes - 1984, 198__, 198__ (TOTAL AMOUNT)	<u>516.52</u>

Total..... \$ 1026.20 \$ 1026.20SEWERAGE RENT DUE:Municipality - Bloomsburg/Berwick for 198\_\_ Total..... \$ — \$ —SURCHARGE FEE (State Treasurer)\$ 5.00TOTAL TAXES & COSTS ----- \$ 1405.52PURCHASER: Walter M. RutkowskiBID PRICE: \$ — POUNDAGE \$ —TOTAL ..... \$ —DEED IN NAME OF: Walter M. RutkowskiREALTY TRANSFER TAX \$ — STATE STAMPS \$ —

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on THURSDAY the 15th day of AUGUST 1985, at 10:00 o'clock A. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to COMMONWEALTH BANK AND TRUST COMPANY, N.A., 101 West Third Street, Williamsport, PA 17701 for the price or sum of One Thousand Four Hundred and Eight and 52/100 (\$1408.52) plus Twenty Eight and 17/100 (\$28.17) Poundage ----- Dollars

being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs

Columbia County Sheriff's Dept.	Sale Cost	\$109.00	
	Poundage	28.17	\$137.17
Press-Enterprise, Inc.			194.57
Henrie Printing			37.25
Prothonotary of Columbia County			15.00
Recorder of Deeds of Columbia County			18.50
Deborah Lee Robbins, Tax Collector Madison Twp. (Parcel 21-07-3-15)			
	1985 Col. Co. Taxes		92.69
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Columbia County Tax Claim Bureau	(1984 Delinquent Taxes)		516.52
State Treasurer - Surcharge Fee			8.00

COMMONWEALTH BANK AND TRUST CO., N.A.  
formerly known as  
FIDELTY NATIONAL BANK

vs

WALTER M. RUTKOWSKI  
NO. 274 - 1985 J.D.  
NO. 31 - 1985 E.D.

Sheriff's Office, Bloomsburg, Pa.  
16 AUGUST 1985

So answers

Victor B Vandling Sheriff  
VICTOR B. VANDLING

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o'clock A. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to COMMONWEALTH BANK AND TRUST COMPANY, N.A., 101 West Thirtd Street, Williamsport, PA 17701

for the price or sum of One Thousand Four Hundred and Eight and 52/100 (\$1408.52) plus Twenty Eight and 17/100 (\$28.17) Poundage ----- Dollars

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COMMONWEALTH BANK AND TRUST CO., N.A.  
formerly known as  
FIDELTY NATIONAL BANK

vs

WALTER M. RUTKOWSKI

NO. 274 - 1985 J.D.

NO. 31 - 1985 E.D.

Sheriff's Office, Bloomsburg, Pa. }

So answers

16 AUGUST 1985

Victor B Vandling Sheriff  
VICTOR B. VANDLING

LAW OFFICES

**FISHER, RICE, BARLETT, ELION & WAYNE, P.C.**

4 WEST FOURTH STREET

WILLIAMSPORT, PENNSYLVANIA 17701

DEAN R. FISHER  
CARL E. BARLETT  
ROBERT B. ELION  
ROBERT B. WAYNE  
ANTHONY J. GRIECO, II  
WILLIAM P. CARLUCCI

717-326-2443

WALTER R. RICE  
1953-1979

August 27, 1985

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

Re: Commonwealth Bank & Trust Co., N.A. vs.  
Walter M. Rutkowski  
No. 31 - 1985 E.D.


Dear Mr. Zale:

Pursuant to our telephone conversation of this date, enclosed herewith please find our client's check in the amount of \$936.69 in payment of the accrued costs in the above-referenced matter.

Thank you for your assistance in this matter.

Cordially,

FISHER, RICE, BARLETT, ELION  
& WAYNE, P.C.

  
Lisa K. Shaffer, Assistant  
to Robert B. Wayne, Esq.

enclosure  
cc: Mr. Michael Lamade

OFFICE OF SHERIFF  
COLUMBIA COUNTY  
Aug 28 12 33 PM '85  
SHERIFF  
CHIEF DEPUTY



LAW OFFICES

**FISHER, RICE, BARLETT, ELION & WAYNE, P.C.**

4 WEST FOURTH STREET

WILLIAMSPORT, PENNSYLVANIA 17701

717-326-2443

WAITER R. RICE  
1953-1979

DEAN R. FISHER  
CARL E. BARLETT  
ROBERT B. ELION  
ROBERT B. WAYNE  
ANTHONY J. GRIECO, II  
WILLIAM P. CARLUCCI

June 24, 1985

A.J. Zale, Chief Deputy  
Office of the Sheriff  
Columbia County Courthouse  
Bloomsburg, PA 17815

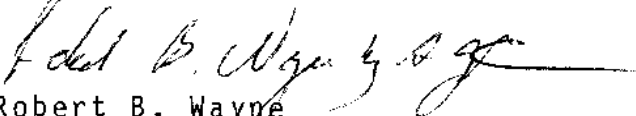
RE: WALTER M. RUTKOWSKI.

Dear Mr. Zale:

Kindly let this letter serve to inform you that we are requesting the Sheriff Sale for the above-referenced be postponed and rescheduled for Thursday, August 15, 1985 at 10:00 a.m. It is necessary to notify a creditor and we will need this additional time to do so.

Cordially,

FISHER, RICE, BARLETT, ELION  
& WAYNE, P.C.

  
Robert B. Wayne

RBW:rah



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  
DELBERT A. DOTY, DEPUTY  
TRUDY A. STOUT, DEPUTY

August 30, 1985

Deborah Lee Robbins  
R.D. 9, Box 299  
Bloomsburg, Pa

RE: Rutkoski, Walter M.

Dear Ms. Robbins,

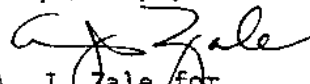
This memo is to notify you that SHERIFF'S SALE in the captioned case was held August 15, 1985.

Copies of tax notices requested and forwarded to this office by you are hereby returned. Tax monies collected are enclosed in the amount of \$                     .

Property purchased by Commonwealth Bank and Trust Company, N.A.,  
101 West 3rd St., Williamsport, PA 17701.

Thank you for your cooperation in this matter.

Very truly yours,

  
A. J. Zale for  
Victor B. Vandling

NOTE: Any additional information you need can be secured from Attorney  
4 West 4th St., Williamsport, Pa.

POST NOTE: Deborah, I would appreciate your confidence and vote on Election  
Day, November 5, 1985. Would enjoy working with you another 4 years.  
Thank you



STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS:

**SHERIFF'S SALE**  
By virtue of a Writ of Execution No. 31 of 1985, issued out of the Court of Common Pleas of Columbia County, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Sheriff's Office, Columbia County Court House, Bloomsburg, Pennsylvania, on:

Thurs., July 11, 1985  
at 10:15 o'clock a.m.  
in the forenoon  
said day

.... Paul R. Eyerly, III, being duly sworn, and says that Press-Enterprise is a newspaper of general circulation and place of business at 3185 Lackawanna Avenue, Bloomsburg, Pennsylvania, and was established on the 1st day of June, 1926 (except Sundays and Legal Holidays) and the date of its establishment; that an advertisement in the above named newspaper on June 19, 1985, was published exactly as printed.

7811

60-583  
313

July 8, 1985

\$ 194.57

DOLLARS

**VICTOR B. VANDLING**  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

Press-Enterprise, Inc.  
One Hundred Ninety Four and 57/100

Victor B. Vandling  
572 B 10 01 05

PAY TO THE ORDER OF

One Hundred Ninety Four and 57/100



Bloomsburg Bank-COLUMBIA TRUST CO.  
Bloomsburg, Pa.

FOR No. 31-1985 E.D. (Rutkowski)  
01:03 13059361

Victor Vandling

Rutkowski Sale - \$194.57

(b) The right to use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restrictions that the Grantees, their heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways. The Grantors and their successors shall not be liable for any snow plowing or snow removal from access roadways. HAVING thereon erected a 56x24 Ritzcraft Vernon Model house.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on July 15, 1985 file a Schedule of Distribution in his office where the same will be available for inspection and 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 Commonwealth Bank and Trust Co., N.A., formerly known as FIDELITY NATION BANK vs WALTER M. RUTKOWSKI.

Said premises will be sold by:

Victor B Vandling  
Sheriff  
Robert B Wayne, Esq

STATE OF PENNSYLVANIA  
COUNTY OF COLUMBIA

SS:

**SHERIFF'S SALE**  
By virtue of a Writ of Execution No. 31 of 1985, issued out of the Court of Common Pleas of Columbia County, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Sheriff's Office, Columbia County Court House, Bloomsburg, Pennsylvania, on:

Thurs., July 11, 1985  
at 10:15 o'clock a.m.

... Paul R. Everly, III, being duly sworn and says that Press-Enterprise is a newspaper of general circulation and place of business at 3185 Lackawanna Avenue, Bloomsburg, Pennsylvania, and was established on the 1st day of March, 1901 (except Sundays and Legal Holidays) continuously in said county to the date of its establishment; that hereto attached is a copy of an advertisement in the above entitled proceeding which appeared on June 19, 26, July 3, 1985, exactly as printed and published; that the affiant is one of the publishers of Press-Enterprise and is interested in the subject matter of said advertisement; that all of the allegations in the foregoing statement as to publication are true.

In the forenoon of the said day, all the right, title and interest of the Defendants in and to: ALL that certain piece, parcel and tract of land situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a railroad spike in the center line of Township Route No. 408; thence by the center line thereof, North 22 degrees 54 minutes West, 288.21 feet to railroad spike; thence continuing by the same, North 4 degrees 9 minutes East, 159.14 feet to a railroad spike; thence continuing by the same, North 25 degrees 6 minutes East, 110.95 feet to a railroad spike in line of lands of Peter Pyatak extended; thence by the same, being Lot No. 22, South 52 degrees 32 minutes 40 seconds East, 193.40 feet to a point in line of lands of Donald Donahue; thence by the said Donahue and lands of Bruce D. Thomas, et ux., South 10 degrees 56 minutes 20 seconds West, 411.57 feet to a point in the Easterly side of a Township Route (No. 408); thence South 82 degrees 3 minutes West, 22.06 feet to the railroad spike, the place of beginning. Containing 11.356. Being tract No. 21 TY of a draft of map No. 19 Member, Pennsylvania Association of No

aw deposes  
municipal office  
and State  
published  
State since

notice of survey of lands in Pine and Madison Townships, Columbia County, Pennsylvania, as surveyed by Orangeville Surveying Consultants on July 24, 1973.

TOGETHER with, unto the Grantees, their successors, heirs and assigns, in common, however, with the Grantors, their heirs and assigns, the following:

(a) The right of ingress and egress over all roadways as shown on map of the lands of the Grantors.

(b) The right to use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restrictions that the Grantees, their heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways. The Grantors and their successors shall not be liable for any snow plowing or snow removal from access roadways.

HAVING thereon erected a 56x24 Ritzcraft Vernon Model house.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on July 15, 1985 file a Schedule of Distribution in his office where the same will be available for inspection and 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 Commonwealth Bank and Trust Co., N.A., formerly known as FIDELITY NATION BANK vs WALTER M. RUTKOWSKI.

Said premises will be sold by:

Victor B Vandling  
Sheriff

Robert B Wayne, Esq

Sworn and subscribed to before me this 10th day of July, 1985.

*Paul R. Everly, III*  
*[Signature]*

And now, 1985, I hereby certify that the advertising and charges amounting to \$ for publishing the foregoing notice, and the affidavit have been paid in full.



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF EXAMINATION  
POST OFFICE BOX 8910  
HARRISBURG, PA 17105

## REALTY TRANSFER TAX AFFIDAVIT OF VALUE

See Reverse for Instructions

### RECORDER'S USE ONLY

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full 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. An affidavit of value is not required when the transfer is from a parent to child. If more space is needed, attach additional sheet(s).

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

Name Victor B. Vandling, SHERIFF of Columbia County		Telephone Number: Area Code ( 717 ) 784-1991	
Street Address Courthouse Building	City Bloomsburg	State PA	Zip Code 17815

### B TRANSFER DATA

Grantor(s) Walter M. Rutkowski		Grantee(s) Commonwealth Bank & Trust Co., N.A.	
Street Address		Street Address 101 West Third Street	
City	State	City	State
	Zip Code	Williamsport	PA 17701

### C PROPERTY LOCATION

Street Address R. D. 1				
City Bloomsburg	Township Madison	Borough	County Columbia	Tax Parcel Number 21-07-3-15

### D VALUATION DATA

1. Actual Cash Consideration \$1408.52	2. Other Consideration + -----	3. Total Consideration = -----
4. County Assessed Value \$3700.00	5. Fair Market Value \$11,120.00	6. State Realty Transfer Tax Paid None

### E EXEMPTION DATA

1a. Amount of Exemption Claimed See OTHER	1b. Percentage of Interest Conveyed
--	-------------------------------------

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

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) (See 61 PA Code 91.42)
- ☐ Transfer to Industrial Development Agencies or from Industrial Development Agencies to Industrial Corporations. (See 61 PA Code 91.49)
- ☐ Transfer to Conservancy. (See Act No. 246 of 1982)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_  
Tax paid this deed \$ \_\_\_\_\_ (See 61 PA Code 91.53)
- ☐ Transfers to Commonwealth, the United States, and instrumentalities by gift, condemnation or in lieu of condemnation or dedication.  
(See 61 PA Code 91.55)
- ☐ Transfer from mortgagor to mortgagee in lieu of foreclosure (other than sheriff sales) Mortgage Book Number \_\_\_\_\_  
Page Number \_\_\_\_\_ (See Act No. 246 of 1982)
- ☐ Divorced. \_\_\_\_\_ (Date of Divorce Decree) \_\_\_\_\_ (Date of Decree of Equitable Distribution) \_\_\_\_\_ (Date of Acknowledgment) (See Act No. 14 of 1981)
- ☐ Statutory Corporate Reorganization, Merger or Liquidation.
- ☒ Other (Please explain exemption claimed, if other than listed above.) Property purchased by PLAINTIFF (Grantee)  
via SHERIFF'S SALE held 8/15/85 for sum of \$1408.52 (taxes & costs) plus \$28.17  
Poundage.

Under penalties of law, I declare that I have examined this Affidavit, including accompanying statements, and to the best of my knowledge and belief, it is true, correct and complete. I declare that the above real estate has been reported at true market value.

Signature of Correspondent A. J. Zale, Chief Deputy, Col. Co. Sheriff Dept. Date 8/27/85

(SEE REVERSE)



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF EXAMINATION  
POST OFFICE BOX 8910  
HARRISBURG, PA 17105

## REALTY TRANSFER TAX AFFIDAVIT OF VALUE

See Reverse for Instructions

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Book Number

Page Number

Date Recorded

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Name Victor B. Vandling, SHERIFF of Columbia County		Telephone Number: Area Code ( 717 ) 784-1991	
Street Address Courthouse Building	City Bloomsburg	State PA	Zip Code 17815

### B TRANSFER DATA

Grantor(s) Walter M. Rutkowski			Grantee(s) Commonwealth Bank & Trust Co., N.A.		
Street Address			Street Address 101 West Third Street		
City	State	Zip Code	City	State	Zip Code
			Williamsport	PA	17701

### C PROPERTY LOCATION

Street Address R. D. 1				
City Bloomsburg	Township Madison	Borough	County Columbia	Tax Parcel Number 21-07-3-15

### D VALUATION DATA

1. Actual Cash Consideration \$1408.52	2. Other Consideration + -----	3. Total Consideration = -----
4. County Assessed Value \$3700.00	5. Fair Market Value \$11,120.00	6. State Realty Transfer Tax Paid None

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1a. Amount of Exemption Claimed See OTHER	1b. Percentage of Interest Conveyed
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- ☐ Will or Intestate succession \_\_\_\_\_ (Name of Decedent) (See 61 PA Code 91.42)
- ☐ Transfer to Industrial Development Agencies or from Industrial Development Agencies to Industrial Corporations. (See 61 PA Code 91.49)
- ☐ Transfer to Conservancy. (See Act No. 246 of 1982)
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_  
Tax paid this deed \$ \_\_\_\_\_ (See 61 PA Code 91.53)
- ☐ Transfers to Commonwealth, the United States, and Instrumentalities by gift, condemnation or in lieu of condemnation or dedication.  
(See 61 PA Code 91.55)
- ☐ Transfer from mortgagor to mortgagee in lieu of foreclosure (other than sheriff sales) Mortgage Book Number \_\_\_\_\_  
Page Number \_\_\_\_\_ (See Act No. 246 of 1982)
- ☐ Divorced. \_\_\_\_\_ (Date of Divorce Decree) \_\_\_\_\_ (Date of Decree of Equitable Distribution) \_\_\_\_\_ (Date of Acknowledgment) (See Act No. 14 of 1981)
- ☐ Statutory Corporate Reorganization, Merger or Liquidation.
- ☒ Other (Please explain exemption claimed, if other than listed above.) Property purchased by PLAINTIFF (Grantee)  
via SHERIFF'S SALE held 8/15/85 for sum of \$1408.52 (taxes & costs) plus \$28.17  
Poundage.

Under penalties of law, I declare that I have examined this Affidavit, including accompanying statements, and to the best of my knowledge and belief, it is true, correct and complete. I declare that the above real estate has been reported at true market value.

Signature of Correspondent A. J. Gale, Chief Deputy, Col. Co. Sheriff Dept. Date 8/27/85

(SEE REVERSE)

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COMMONWEALTH BANK AND TRUST  
CO., N.A, formerly known as  
FIDELITY NATIONAL BANK,

Plaintiff

vs

WALTER M. RUTKOWSKI,

Defendant

CIVIL ACTION - LAW

NO. 274 OF 1985

MORTGAGE FORECLOSURE

PLAINTIFF'S AFFIDAVIT  
PURSUANT TO P.R.C.P. 3129(a)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

:  
:  
: ss  
:

ROBERT B. WAYNE, Esquire, of Fisher, Rice, Barlett, Elion & Wayne, P.C., Attorneys for Plaintiff, being duly sworn according to law, deposes and states that he is authorized to make this Affidavit on its behalf; that to the best of his knowledge, information and belief, the name and last known address of the owner or reputed owner and the Defendant in the above-stated judgment is:

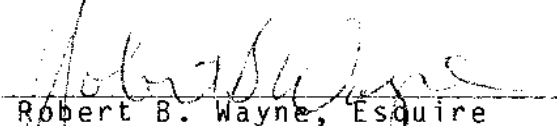
Walter M. Rutkowski  
R.D. # 1  
Bloomsburg, PA 17815

Property to be sold: R.D. # 1, Bloomsburg, PA

Deponent further says that attached hereto is a copy of the form of Notice to be given by the Sheriff of Columbia County to the above-named Defendant(s), who are also the owner or reputed owner of the subject premises, by either personal service or by registered mail, return receipt requested, addressed to said Defendant(s) at the aforesaid address in compliance with P.R.C.P. 3129(b)(2).

FISHER, RICE, BARLETT, ELION  
& WAYNE, P.C.

By

  
Robert B. Wayne, Esquire  
Attorney for Plaintiff  
I.D. #20888



Office of the Prothonotary  
Columbia County Courthouse  
Bloomsburg, PA 17815

NOTICE OF ENTRY OF JUDGEMENT

TO: Walter M. Rutkowski  
R.D. # 1  
Bloomsburg, PA 17815

Dear Mr. Rutkowski:

The Commonwealth of Pennsylvania requires that the entry of any money judgment be given to the party against whom the judgment is entered. Therefore, pursuant to Pennsylvania Rules of Civil Procedure, No. 236, you are hereby notified that on the 11th day of March, 1985, a judgment was entered against you by virtue of your failure to answer a Mortgage Foreclosure action filed by Commonwealth Bank & Trust Co., N.A.

Helen K. Leim, Dep  
Prothonotary

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COMMONWEALTH BANK AND TRUST  
CO., N.A, formerly known as  
FIDELITY NATIONAL BANK,

Plaintiff

VS

WALTER M. RUTKOWSKI,

Defendant

CIVIL ACTION - LAW

NO. 274 OF 1985

MORTGAGE FORECLOSURE

## WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you in the amount of \$23,896.02. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a Debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. A summary of some of the major exemptions follows. You may have other exemptions or rights.

If you have an exemption, you should do the following promptly: (1) fill out the attached claim form and demand for a prompt hearing; (2) deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to Court ready to explain your exemption. If you do not come to Court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Susquehanna Legal Services  
R.D. # 4  
Bloomsburg, PA 17815  
Telephone: (717) 784-1991

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW:

1. \$300.00 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

ADDITIONALLY, YOU HAVE THE RIGHT TO FILE A MOTION TO OPEN OR STRIKE THE JUDGMENT, AND TO DO SO YOU OR YOUR ATTORNEY MUST FILE A MOTION WITH THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY IMMEDIATELY.

ADDITIONALLY, YOU HAVE THE RIGHT TO SET ASIDE THE SALE OF YOUR PROPERTY IF THE SALE PRICE IS GROSSLY INADEQUATE, AND TO DO SO YOU OR YOUR ATTORNEY MUST FILE A MOTION WITH THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY IMMEDIATELY.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COMMONWEALTH BANK AND TRUST  
CO., N.A, formerly known as  
FIDELITY NATIONAL BANK,

Plaintiff

vs

WALTER M. RUTKOWSKI,

Defendant

: CIVIL ACTION - LAW

: NO. 274 OF 1985

: MORTGAGE FORECLOSURE

CLAIM FOR EXEMPTION

TO THE SHERIFF OF COLUMBIA COUNTY:

I, the above-name Defendant(s), claim exemption of property  
from levy or attachment:

(1) From my personal property in my possssion which has been  
levied upon:

(a) I desire that my \$300.00 statutory exemption be:

(i) set aside in kind (specify property to be set  
aside in kind) \_\_\_\_\_

(ii) paid in cash following the sale of property  
levied upon;

(b) I claim the following exemption (specify property  
and basis of exemption) \_\_\_\_\_

(2) From my property which is in the possession of a third party, I claim the following exemptions:

(a) my \$300.00 statutory exemption:\_\_\_\_\_ in cash  
in kind (specify property)\_\_\_\_\_

(b) Social Security benefits on deposit in the amount  
of \$ \_\_\_\_\_

(c) Other (specify amount and basis of  
exemption) \_\_\_\_\_

I request a prompt court hearing to determine the exemption.  
Notice of the hearing should be given to me at \_\_\_\_\_  
(address)

\_\_\_\_\_  
(telephone)

I verify that the statements made in this Claim for Exemption are true and correct. 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.

Dated: \_\_\_\_\_  
(Defendant)



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  
DELBERT A. DOTY, DEPUTY  
TRUDY A. STOUT, DEPUTY

Commonwealth Bank & Trust Co., N.A.  
formerly known as Fidelity National  
Bank

vs

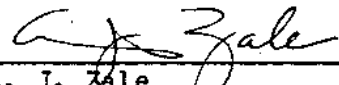
Walter Rutkowski

IN THE COURT OF COMMON  
PLEAS OF COLUMBIA COUNTY  
COMMONWEALTH OF PENNA.  
NO. 31 - 1985 E.D.  
WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

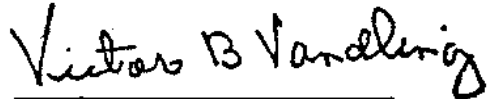
SERVICE ON WALTER M. RUTKOWSKI

On June 7, 1985, sent 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 to Walter M. Rutkowski, Lock Box 877, Bloomsburg, PA  
by Certified Mail, Return Receipt Requested No.  
P 307 193 999. Said Walter M. Rutkowski received  
same on June 11, 1985 per signature of Walter M. Rutkowski  
on Return Receipt Card attached hereto and  
made part of this return. Receipt for Certified Mail No. P 307 193 999  
is attached.

So Answers:

  
A. J. Zale  
Chief Deputy Sheriff

For:

  
Victor B. Vandling  
Sheriff of Col. Co.

Sworn and subscribed before me  
this 12 day of June 1985

Tami R. Kline  
Prothonotary, Columbia County, Pa.



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

**VICTOR B. VANDLING, Sheriff**

TELEPHONE: 717-784-1991

Comm. Bank & Trust Co. NA.  
formerly known as Fidelity  
National Bank

vs

Walter M. Rutkowski

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

JOHN J. O'BRIEN, DEPUTY  
DELBERT A. DOTY, DEPUTY  
TRUDY A. STOUT, DEPUTY

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMON-  
WEALTH OF PENNSYLVANIA

NO. 31 of 1985 ED.

WRIT OF EXECUTION

SERVICE ON \* VACANT PROPERTY \*

ON June 7, 1985 AT 11:15 AM., 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 POSTED on the VACANT PROPERTY of the  
defendant Walter M. Rutkowski RD#1 (Now RD#9) Bloomsburg, Penna. 17815  
by \_\_\_\_\_  
John J O'Brien.

So Answers:

John J O'Brien  
Deputy Sheriff

For:

Victor B Vandling  
Victor B. Vandling, Sheriff

Sworn and subscribed before me

this 7th day of June 1985

\_\_\_\_\_  
Tami B. Kline, Prothonotary  
Columbia County, Pennsylvania





OFFICE OF  
**SHERIFF OF COLUMBIA COUNTY**

COURT HOUSE  
BLOOMSBURG, PENNSYLVANIA, 17815

**VICTOR B. VANDLING, Sheriff**

TELEPHONE: 717-784-1991

Comm. Bank and Trust Co. NA.  
formerly known as Fidelity  
National Bank

vs

Walter M. Rutkowski

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

JOHN J. O'BRIEN, DEPUTY  
DELBERT A. DOTY, DEPUTY  
TRUDY A. STOUT, DEPUTY

IN THE COURT OF COMMON  
PLEAS OF COLUMBIA COUNTY  
COMMONWEALTH OF PENNA.  
NO. 31 of 1985 ED.  
WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

June 7, 1985 at 11:15 AM. POSTED A COPY OF THE  
SHERIFF'S SALE BILL ON THE PROPERTY OF Walter M Rutkowski  
RD#1 now(RD#9) Bloomsburg, Penna. 17815  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY  
DEPUTY SHERIFF John J O'Brien

SO ANSWERS:

John J O'Brien  
John J O'Brien  
DEPUTY SHERIFF

FOR:

SWORN AND SUBSCRIBED BEFORE ME THIS

7th DAY OF June 1985

TAMI B. KLINE, PROTHONOTARY  
COLUMBIA COUNTY, PENNSYLVANIA

VICTOR B. VANDLING  
SHERIFF, COL. CO

COMMONWEALTH BANK & TRUST CO., N.A.

Exec. #31-1985 E.D.

formerly known as FIDELITY NATIONAL BANK

No. 274

Term 1985

PLAINTIFF

V.S.

WALTER M. RUTKOWSKI

DEFENDANTS

To: COLUMBIA COUNTY Sheriff

Seize, levy, advertise and sell all the ~~personal~~<sup>real</sup> property of the defendant on the premises located at

R.D. #1, BLOOMSBURG, PA

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 <sup>real</sup> ~~personal~~ property levied on by virtue of this writ. Plaintiff guarantees towing and storage charges.

Attorney for Plaintiff

LAW OFFICES

**FISHER, RICE, BARLETT, ELION & WAYNE, P.C.**

4 WEST FOURTH STREET

WILLIAMSPORT, PENNSYLVANIA 17701

717-326-2443

WALTER R. RICE  
1953-1979

DEAN R. FISHER  
CARL E. BARLETT  
ROBERT B. ELION  
ROBERT B. WAYNE  
ANTHONY J. GRIECO, II  
WILLIAM P. CARLUCCI

June 11, 1985

A.J. Zale, Chief Deputy  
Office of the Sheriff of Columbia County  
Bloomsburg, PA 17815

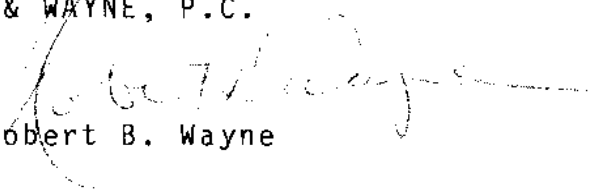
RE: Commonwealth Bank & Trust Co., N.A. vs.  
Walter M. Rutkowski  
NO. 31-1985 ED

Dear Mr. Zale:

Enclosed please find the completed document mailed to me on May 29, 1985. Kindly execute against the real estate in question.

Cordially,

FISHER, RICE, BARLETT, ELION  
& WAYNE, P.C.

  
Robert B. Wayne

RBW:rah  
Enclosure



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

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

May 29, 1985

Robert B. Wayne, Esq.  
4 West Fourth St.  
Williamsport, Pa. 17701

A. J. ZALE, Chief Deputy

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

RE: Comm. Bank & Trust Co., etc.  
vs  
Walter M. Rutkowski  
NO: 31 - 1985 E.D.

Dear Mr. Wayne,

Writ of Execution has been received by this department.

Service and Levy will be attempted/made upon return of the attached form releasing this department from all responsibility in not placing a watchman or insurance on ~~personal~~ property levied on by virtue of this writ.  
real /

Very truly yours,

  
A. J. Zale  
Chief Deputy

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COMMONWEALTH BANK AND TRUST	:	CIVIL ACTION - LAW
CO., N.A, formerly known as	:	
FIDELITY NATIONAL BANK,	:	
	:	
Plaintiff	:	
	:	
vs	:	NO. 274 OF 1985
	:	
WALTER M. RUTKOWSKI,	:	
	:	
Defendant	:	MORTGAGE FORECLOSURE
	:	PLAINTIFF'S AFFIDAVIT
	:	<u>PURSUANT TO P.R.C.P. 3129(a)</u>

COMMONWEALTH OF PENNSYLVANIA	:
	: ss
COUNTY OF COLUMBIA	:

ROBERT B. WAYNE, Esquire, of Fisher, Rice, Barlett, Elion & Wayne, P.C., Attorneys for Plaintiff, being duly sworn according to law, deposes and states that he is authorized to make this Affidavit on its behalf; that to the best of his knowledge, information and belief, the name and last known address of the owner or reputed owner and the Defendant in the above-stated judgment is:

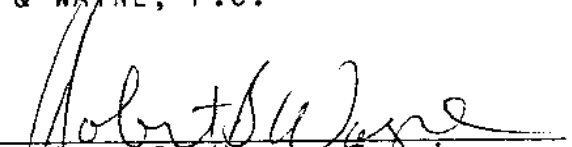
Walter M. Rutkowski  
R.D. # 1  
Bloomsburg, PA 17815

Property to be sold: R.D. # 1, Bloomsburg, PA

Deponent further says that attached hereto is a copy of the form of Notice to be given by the Sheriff of Columbia County to the above-named Defendant(s), who are also the owner or reputed owner of the subject premises, by either personal service or by registered mail, return receipt requested, addressed to said Defendant(s) at the aforesaid address in compliance with P.R.C.P. 3129(b)(2).

FISHER, RICE, BARLETT, ELION  
& WAYNE, P.C.

By

  
Robert B. Wayne, Esquire  
Attorney for Plaintiff  
I.D. #20888

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COMMONWEALTH BANK AND TRUST	:	CIVIL ACTION - LAW
CO., N.A, formerly known as	:	
FIDELITY NATIONAL BANK,	:	
	:	
Plaintiff	:	
	:	
vs	:	NO. 274 OF 1985
	:	
WALTER M. RUTKOWSKI,	:	
	:	
Defendant	:	MORTGAGE FORECLOSURE

NOTICE PURSUANT TO  
P.R.C.P. 3129(b)(2)

TO: Walter M. Rutkowski  
Defendant(s) in the above-captioned case and owner or  
reputed owner(s) of the real estate hereinafter described:

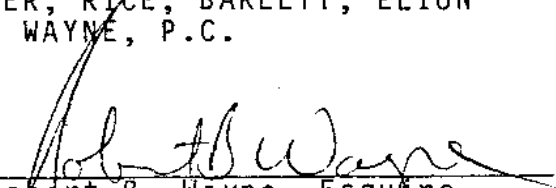
YOU ARE HEREBY NOTIFIED that by virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County upon the above-stated judgment, and directed to the Sheriff of Columbia County, the Sheriff of Columbia County will expose to public sale at the Columbia County Court House, at Pennsylvania, on the 11<sup>th</sup> day of JULY, 1985, at 10:15 A.M. o'clock, the real estate and improvements erected thereon, described in Exhibit "A" attached hereto and made a part of this Notice.

You are further notified that a schedule of proposed distribution of the proceeds of the above sale will be filed by

the Sheriff of Columbia County, Pennsylvania, on the 20th  
day of July, 1985, and that distribution of said proceeds will  
be made in accordance with said Schedule of Distribution unless  
exceptions are filed thereto within ten (10) days thereafter.

FISHER, RICE, BARLETT, ELION  
& WAYNE, P.C.

By

  
Robert B. Wayne, Esquire  
Attorney for Plaintiff  
I.D. #20888



Office of the Prothonotary  
Columbia County Courthouse  
Bloomsburg, PA 17815

NOTICE OF ENTRY OF JUDGEMENT

TO: Walter M. Rutkowski  
R.D. # 1  
Bloomsburg, PA 17815

Dear Mr. Rutkowski:

The Commonwealth of Pennsylvania requires that the entry of any money judgment be given to the party against whom the judgment is entered. Therefore, pursuant to Pennsylvania Rules of Civil Procedure, No. 236, you are hereby notified that on the 11th day of March, 1985, a judgment was entered against you by virtue of your failure to answer a Mortgage Foreclosure action filed by Commonwealth Bank & Trust Co., N.A.

  
Prothonotary

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COMMONWEALTH BANK AND TRUST	:	CIVIL ACTION - LAW
CO., N.A, formerly known as	:	
FIDELITY NATIONAL BANK,	:	
	:	
Plaintiff	:	
	:	
vs	:	NO. 274 OF 1985
	:	
WALTER M. RUTKOWSKI,	:	
	:	
Defendant	:	MORTGAGE FORECLOSURE

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you in the amount of \$23,896.02. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a Debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. A summary of some of the major exemptions follows. You may have other exemptions or rights.

If you have an exemption, you should do the following promptly: (1) fill out the attached claim form and demand for a prompt hearing; (2) deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to Court ready to explain your exemption. If you do not come to Court and prove your exemption, you may lose some of your property.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Susquehanna Legal Services  
R.D. # 4  
Bloomsburg, PA 17815  
Telephone: (717) 784-1991

MAJOR EXEMPTIONS UNDER PENNSYLVANIA AND FEDERAL LAW:

1. \$300.00 statutory exemption
2. Bibles, school books, sewing machines, uniforms and equipment
3. Most wages and unemployment compensation.
4. Social Security benefits.
5. Certain retirement funds and accounts.
6. Certain veteran and armed forces benefits.
7. Certain insurance proceeds.
8. Such other exemptions as may be provided by law.

ADDITIONALLY, YOU HAVE THE RIGHT TO FILE A MOTION TO OPEN OR STRIKE THE JUDGMENT, AND TO DO SO YOU OR YOUR ATTORNEY MUST FILE A MOTION WITH THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY IMMEDIATELY.

ADDITIONALLY, YOU HAVE THE RIGHT TO SET ASIDE THE SALE OF YOUR PROPERTY IF THE SALE PRICE IS GROSSLY INADEQUATE, AND TO DO SO YOU OR YOUR ATTORNEY MUST FILE A MOTION WITH THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY IMMEDIATELY.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

COMMONWEALTH BANK AND TRUST  
CO., N.A, formerly known as  
FIDELITY NATIONAL BANK,

Plaintiff

vs

WALTER M. RUTKOWSKI,

Defendant

CIVIL ACTION - LAW

NO. 274 OF 1985

MORTGAGE FORECLOSURE

CLAIM FOR EXEMPTION

TO THE SHERIFF OF COLUMBIA COUNTY:

I, the above-name Defendant(s), claim exemption of property  
from levy or attachment:

(1) From my personal property in my possssion which has been  
levied upon:

(a) I desire that my \$300.00 statutory exemption be:

(i) set aside in kind (specify property to be set  
aside in kind) \_\_\_\_\_

(ii) paid in cash following the sale of property  
levied upon;

(b) I claim the following exemption (specify property  
and basis of exemption) \_\_\_\_\_

(2) From my property which is in the possession of a third party, I claim the following exemptions:

(a) my \$300.00 statutory exemption: \_\_\_\_\_ in cash  
in kind (specify property) \_\_\_\_\_

(b) Social Security benefits on deposit in the amount  
of \$ \_\_\_\_\_

(c) Other (specify amount and basis of  
exemption) \_\_\_\_\_

I request a prompt court hearing to determine the exemption.  
Notice of the hearing should be given to me at \_\_\_\_\_  
(address)

\_\_\_\_\_  
(telephone)

I verify that the statements made in this Claim for Exemption are true and correct. 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.

Dated: \_\_\_\_\_

\_\_\_\_\_  
(Defendant)

EXHIBIT "A"

ALL that certain piece, parcel and tract of land situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described as follows to-wit:

BEGINNING at a railroad spike in the center line of Township Route No. 408; thence by the center line thereof, North 22 degrees 54 minutes West, 288.21 feet to railroad spike; thence continuing by the same, North 4 degrees 9 minutes East, 159.14 feet to a railroad spike; thence continuing by the same, North 25 degrees 6 minutes East, 110.95 feet to a railroad spike in line of lands of Peter Pyatak extended; thence by the same, being Lot No. 22, South 52 degrees 32 minutes 40 seconds East, 193.40 feet to a point in line of lands of Donald Donahue; thence by the said Donahue and lands of Bruce D. Thomas, et ux., South 10 degrees 56 minutes 20 seconds West, 411.57 feet to a point in the Easterly side of a Township Route (No. 408); thence South 82 degrees 3 minutes West, 22.06 feet to the railroad spike, the place of beginning. Containing 1.356 acres. Being tract No. 21 of a draft of survey of lands in Pine and Madison Townships, Columbia County, Pennsylvania, as surveyed by Orangeville Surveying Consultants on July 24, 1973.

TOGETHER with, unto the Grantees, their successors, heirs and assigns, in common, however, with the Grantors, their heirs and assigns, the following:

(a) The right of ingress and egress over all roadways as shown on map of the lands of the Grantors.

(b) The right to use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restrictions that the Grantees, their heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways. The Grantors and their successors shall not be liable for any snow plowing or snow removal from access roadways.

HAVING thereon erected a 56x24 Ritzcraft Vernon Model house.

## SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 31 OF 1985 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNSYLVANIA, ON

THURSDAY, JULY 11, 1985

At 10:15 O'Clock A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS IN AND TO:

ALL that certain piece, parcel and tract of land situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described as follows to-wit:

BEGINNING at a railroad spike in the center line of Township Route No. 408; thence by the center line thereof, North 22 degrees 54 minutes West, 288.21 feet to railroad spike; thence continuing by the same, North 4 degrees 9 minutes East, 159.14 feet to a railroad spike; thence continuing by the same, North 25 degrees 6 minutes East, 110.95 feet to a railroad spike in line of lands of Peter Pyatak extended; thence by the same, being Lot No. 22, South 52 degrees 32 minutes 40 seconds East, 193.40 feet to a point in line of lands of Donald Donahue; thence by the said Donahue and lands of Bruce D. Thomas, et ux., South 10 degrees 56 minutes 20 seconds West, 411.57 feet to a point in the Easterly side of a Township Route (No. 408); thence South 82 degrees 3 minutes West, 22.06 feet to the railroad spike, the place of beginning. Containing 1.356 acres. Being tract No. 21 of a draft of survey of lands in Pine and Madison Townships, Columbia County, Pennsylvania, as surveyed by Orangeville Surveying Consultants on July 24, 1973.

TOGETHER with, unto the Grantees, their successors, heirs and assigns, in common, however, with the Grantors, their heirs and assigns, the following:

(a) The right of ingress and egress over all roadways as shown on map of the lands of the Grantors.

(b) The right to use of the aforesaid roadways and facilities as is hereby granted, upon the condition and subject to the restrictions that the Grantees, their heirs and assigns, contribute a proportionate amount for maintenance and repair of said roadways. The Grantors and their successors shall not be liable for any snow plowing or snow removal from access roadways.

HAVING thereon erected a 56x24 Ritzcraft Vernon Model house.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on July 15, 1985 file a Schedule of Distribution in his office where the same will be available for inspection and 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 Commonwealth Bank & Trust Co., N.A., formerly known as FIDELITY NATION BANK vs WALTER M. RUTKOWSKI.

Said premises will be sold by:

VICTOR B. VANDLING, Sheriff

Robert B. Wayne, Esq.