OFFICE OF

JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 380 BLOOMSBURG, PA. 17815

PHONE: 717-784-1991

February 13, 1986

Leavens & Roberts
Attorneys at Law
29 East Independence Street
P. O. Box 518
Shamokin, Pennsylvania 17872

Attention: Richard J. Roberts, Jr., Esq.

Gentlemen:

Enclosed is a refund check in the amount of \$29.98 for the Community National Bank vs Martin & Jean L. Winnick sale.

Also enclosed is a copy of the distribution sheet for your information.

Very truly yours,

John R. Adler Sheriff

JRA/sl

Enclosures - 2

SHERIFF'S SALE

DISTRIBUTION SHEET

Community National Bank	VS. Winnick, Ma	artin & Jean L.
NO. 76 of 1985	JD DATE OF SALE:_ ED	2-6-86 Abandoned 2-3-86
Bid Price Poundage Transfer Taxes Total Needed to Pure Amount Paid Down Balance Needed to P		\$
EXPENSES:		_
Press-Enterprise Henry Printing Solicitor Columbia County Prothone	r of Deeds - Deed copy wor Realty transfer taxe State stamp essment Office	es
TOTAL EXPENSES		\$_470.02
Total Needed to Purchase Less Expenses Net to First Lien Holder Plus Deposit Total to First Lien Hold		\$
x.02	to Plaintiff to abandon.	Deposit 500.00 Costs <u>-470.02</u>

SHERIFF'S SALE

DISTRIBUTION SHEET

Community National Bank	VS. Winnick, Mar	tin & Jean L.
NO. 76 of 1985		2-6-86 Abandoned 2-3-86
Bid Price Poundage Transfer Taxes Total Needed to Pur Amount Paid Down Balance Needed to P		\$
EXPENSES:	go.ma.yip.mon.usu	
Press-Enterprise Henry Printing Solicitor Columbia County Prothon	otary r of Deeds - Deed copy work Realty transfer taxes	\$_230.64 170.48 40.90 15.00 5.00
Tax Collector (Columbia County Tax Asse State Treasurer Other:	State stamps) essment Office	8,00
TOTAL EXPENSES		\$ 470.02
Total Needed to Purchase Less Expenses Net to First Lien Holder Plus Deposit Total to First Lien Hold		\$
x.02	to Plaintiff to abandon.	Deposit 500.00 Costs <u>-470.02</u> Refund 29.98

SHERIFF'S SALE

DISTRIBUTION SHEET

NO. JD DATE OF SALE:	
	3-6-30
10. <u>176 at 3.5</u> 20	Abandoned 2-3-86
Bid Price \$	the comment
Poundage	
Transfer Taxes	•
Total Needed to Purchase	•
Amount Paid Down	≠
Balance Needed to Purchase	
barance needed to rorenase	
EXPENSES:	
Columbia County Sheriff - Costs \$ 115	-
Poundage 115.44	\$ 220.64
Press-Enterprise	130.48 00
Henry Printing	40:90
Solicitor	
Columbia County Prothonotary 45-Sat.	- 15,00
Columbia County Recorder of Deeds - Deed copy work	5.00
Realty transfer taxes	
State stamps	
Tax Collector (
Columbia County Tax Assessment Office	
State Treasurer	8,00
Other:	8.00
TOTAL EXPENSES	\$ 462.02
Total Needed to Purchase	•
Less Expenses	3
Net to First Lien Holder	
	3
Plus Deposit Total to First Lien Holder	<u> </u>
iotal to First Field Wolder	3
	Deposit 500.12 - 462.02 470.02 Refund 37.95
	Deposit OUD.
PAID #5, 781.78 to Abandon?	- 462.04
Two ast is .	479.9
	37.98
	La fund
	Ker van

LEAVENS & ROBERTS

Attorneys at Law

ANDREW A. LEAVENS RICHARD J. ROBERTS, JR.

JAMES A. ZURICK

29 EAST INDEPENDENCE STREET POST OFFICE BOX 518 SHAMOKIN, PENNSYLVANIA 17872-0518

717 648-5727

February 6, 1986

John Adler Columbia County Sheriff Columbia County Court House Bloomsburg, Pennsylvania 17815

Re: Community National Bank v. Martin Winnick, et ux.,

No. EX-76-1985 No. 1087 of 1985 Mortgage Foreclosure

Dear John:

Enclosed please find a Notice of Abandonment of Levy pertaining to the referenced proceeding.

Yours very truly,

Richard J. Roberts, Jr.

RJR: jim

Enclosure

SHERIFF'S SALE - COST SHEET

	vs. ////////	<u> </u>	<u>. 1649</u>
NO. 1/6 1/ //5/			
DATE OF SALE: 100 100 100 100 100 100 100 100 100 10	11. 12 Rb	37710 200	
SHERIFF'S COST OF SALE:			
Docket & Levy Service Mailing Advertising, Sale Bills & Newspapers Posting Handbills Mileage Crying/Adjourn of Sale Sheriff's Deed Distribution Other		\$ / 4 / 1	
Press-Enterprise, Inc. Henrie Printing Solicitor's Services	TOTAL	\$ 122.48 46.75	\$ <u>-116,24-</u>
PROTHONOTARY: Liens List Deed Notarization Other	TOTAL	\$ <u>/0 \$ 5</u>	\$ 2//.335 -
	TOTAL		<u>-</u> \$ <u>/</u>
RECORDER OF DEEDS: Copywork Deed Other		\$,
REAL ESTATE TAKES:	TOTAL		\$
Borough/Twp. & County Taxes, 19, 1 School Taxes, District, 1 Delinquent Taxes, 19, 19, 19	9 (Total Amts.) TOTAL	\$	 \$
AUNICIPAL RENTS:			·
Sewer - Municipality Water - Municipality		\$	
SURCHARGE FEE: (State Treasurer)	T01AL		\$
MISCELLANEOUS:	_	\$	
	TOTAL		\$
	TOTAL COSTS		\$ 20 2A 20 11

SHERIFF'S SALE - COST SHEET

Comme Nat'l BANK	VS. Martin 4	Jean L. Winnick
NO. 26 of 1985	****	
DATE OF SALE: 2-6-86 -	Abandoned	2-3-86
SHERIFF'S COST OF SALE:		
Docket & Levy Service Mailing Advertising, Sale Bills & Newspapers Posting Handbills Mileage Crying/Adjourn of Sale Sheriff's Deed Distribution Other		\$ 14,00 21.60 3.00 18.60 7.60 36 7
	TOTAL	\$ 115,00
Press-Enterprise; Inc. Henrie Printing Solicitor's Services	_	\$_170.48 _40.90
	TOTAL	s 311.38
PROTHONOTARY: Liens List Deed Notarization Other		\$
	TOTAL	\$ 15.
RECORDER OF DEEDS: Copywork Deed Other		s <u>5</u>
	TOTAL	5 5.
REAL ESTATE TAKES:		
Borough/Two. & County Taxes, 19		\$
PUNICIPAL RENTS:	TOTAL	\$
	19	\$
Sewer - Municipality, Water - Municipality,	19	
SURCHARGE FEE: (State Treasurer)	TOTAL	· · · · · · · · · · · · · · · · · · ·
MISCELLANEOUS:		\$
	TOTAL	\$
	TOTAL COSTS	\$ 354.38

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT COLUMBIA COUNTY BRANCH CIVIL ACTION - LAW

COMMUNITY NATIONAL BANK, : NO. EX-76-1985

Plaintiff

: NO. 1087 of 1985

:

MARTIN WINNICK and

JEAN LOUISE WINNICK, his wife

v.

Defendants : MORTGAGE FORECLOSURE

NOTICE OF ABANDONMENT OF LEVY

AND NOW, this 3rd day of February, 1986, the Plaintiff in the captioned action abandons the Writ of Execution issued therein.

LEAVENS & ROBERTS

By: Attorneys for Plaintiff

OFFICE OF

JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 360 6LODMSBURG, PA. 17815

PHONE: 717-784-1991

February 4, 1986

TO: Press-Enterprise, Inc.

FROM: John R. Adler, Sheriff Columbia County

RE: Martin Winnick and Jean Louise Winnick Sale Advertising

This is to confirm the telephone call from myself on February 3, 1986, that this sale has been withdrawn. Please remove all advertising material with this sale immediately.

Thank you

Sincerely,

John R. Adler

Columbia County Sheriff

OFFICE OF

JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA. 17815

PHONE: 717-784-1991

February 13, 1986

Notified tax European

2-3-86

S.L.

COPIES TO: Henrie Printing. 12-6
P-E, Legal Ads, Wed., Jan 15, 22 & 29, 1985. Affidavit requested. 12-6-85
Guy Kreischer, Tax Collector Locust Twp. 12-6-85

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 76 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, PA., ON

Thursday, February 6, 1986 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 and parcel of land situate in Locust Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner set in the westerly line of the right-of-way of State Highway Route 42 leading from Numidia to Aristes and in the southerly line of a proposed and unopened 33-foot wide driveway and thence running along the westerly line of State Highway Route 42 south 16 degrees 14 minutes 17 seconds west 224.24 feet to an iron pin corner set in the northerly line of other land of Thomas Sabo; thence running along the northerly line of other land of said Sabo north 62 degrees 15 minutes west 229.67 feet to an iron pin corner set in the easterly line of a proposed and unopened 50-foot wide driveway; thence running along the easterly line of said proposed and unopened 50-foot wide driveway north 28 degrees 20 minutes 44 seconds east 209.34 feet to an iron pin corner set in the southerly line of a proposed and unopened 33-foot wide driveway; thence running along the southerly line of said proposed and unopened 33-foot wide driveway south 62 degrees 15 minutes east 182.60 feet to an iron pin corner, the place of beginning, and CONTAINING 1.040 acres of land and being designated as Lot No. 1 in a plot of lots laid out for Thomas Sabo by Orangeville Surveying Consultants in September. 1972.

Notice is hereby given to all claimants and parties in interest, that the Sheriff will on February 7, 1986 file a Schedule of Dist ribution in his office where the same will be available for inspection and that 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 COMMUNITY NATIONAL BANK vs MARTIN WINNICK and JEAN LOUISE WINNICK, his wife.

Said premises will be sold by:

Leavens & Roberts Attorneys at Law

VICTOR B. VANDLING, Sheriff

delies



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. D'BRIEN, DEPUTY DELBERT A. DOTY, DEPUTY TRUDY A. STOUT, DEPUTY

COMMUNITY NATIONAL BANK

VS

MARTIN WINNICK AND JEAN LOUISE WINNICK

Tami R. Kline

Prothonotary, Columbia County, Pa.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY COMMONWEALTH OF PENNA. NO. 76 - 1985 E.D. WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

SERVICE ON NORTHERN CENTRAL BANK
On <u>December 6, 1985</u> , 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 <u>Northern Central Bank, I East Independence Street.</u> <u>Shamokin, PA</u> by Certified Mail, Return Receipt Requested No. <u>P 307 194 035</u> • Said <u>Northern Central Bank</u> received same on <u>December 9, 1985</u> per signature of <u>Jeanne M. Hoffa</u> on Return Receipt Card attached hereto and made part of this return. Receipt for Certified Mail No. <u>P 307 194 035</u> is attached.
So Answers:
A. J. Zale Chief Deputy Sheriff
Victor B. Vandling Sheriff of Col. Co.
Sworn and subscribed before me this 11th day of December 1985



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. D'BRIEN, DEPUTY
DELBERT A. DOTY, DEPUTY
TRUDY A. STOUT, DEPUTY

Community Nat'l Bank

- vs -

Columbia County, Pennsylvania

Martin Winnick and Jean Louise Winnick

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

NO. 76 of 1985 E. D.

WRIT OF EXECUTION

	SERVICE ON	Mart	in Winnick
ON December 9, attested copy of the washeriff's Sale of Real	ithin Writ of	Execut	2:34 P.M. , a true and ion and a true copy of the Notice of the defendant,
Martin Winnick		at _	Numida, Locust Twp., Col. co., Victor B. Vandling Sheriff
Penna.		by	Delbert Doty Deputy Sheriff
Sheriff's Sale of Real	Estate to the	e defen	So Answers: **Solfer Loty Delbert Doty Deputy Sheriff For: Victor B. Vandling, Sheriff
Sworn and subscribed bethis 13 day of De	ecember 1985		



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE

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

Columbia County, Pennsylvania

BLOOMSBURG, PENNSYLVANIA, 17815

A. J. ZALE, Chief Deputy

JOHN J. D'ERIEN, DEPUTY DELBERT A. DDTY, DEPUTY TRUDY A. BTOUT, DEPUTY

Community Nat'l Bank

- vs -

Mjartin Winnick and Jean Louise Winnick IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, COMMONWEALTH OF PENNA.

NO. 76 of 1985 E.D.

WRIT OF EXECUTION

SERVICE ON _	Jean Louise Winnick
ON December 11, 1985 attested copy of the within Writ of Sheriff's Sale of Real Estate was	AT <u>6:45 P.M.</u> , a true and of Execution and a true copy of the Notice of served on the defendant,
Jean Louise Winnick	at Numida, Locust Twp., Col. Co.,
Penna.	by Delbert Doty Deputy Sheriff
	nding said Writ of Execution and Notice of
	So Answers:
	Delbert Doty
	Deputy Sheriff
	Victor B. Vandling, Sheriff
	\
Sworn and subscribed before me	oe
this 13 day of December 19	85
Tami B. Kline, Prothonotary	

No. TERM SESS. 19	Sheriff
¥8.	М
To FREDERICK J	I. PETERSON. Dr.

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

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	List of Lien - Winnick	\$10.	VU		
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LIST OF LIENS

VERSUS

MARTIN WINNICK and JEAN LOUISE WINNIC	•••••••••••••••••••••••••••••••••••••••
***************************************	Court of Common Pleas of Columbia County, Pennsylvania
Community National Bank	No. 339 of
	Real Debt
	Interest from
versus	Commission
	Costs
Martin & Jean Louise Winnick	Judgment entered Date of Lien March 22, 1984
	Date of Lien
	Nature of Lien Agreement to Revive
	
Community National Bank	No. 1087 of
i i	Real Debt
	Interest from
versus	Commission
Martin O lass tarias Nissish	Costs
Martin & Jean Louise Winnick	Judgment entered
	Date of Lien November 27, 1985 Nature of Lien Default Judgment
	Nature of Lien
	No of Term, 19
	Real Debt
	Interest from
versus	Commission
	Costs
	Judgment entered
	Date of Lien
······································	Nature of Lieu
	No of
	Real Debt
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Interest from
versus	Commission
(Costs
	Judgment entered
	Date of Lien
	Nature of Lien
	No of
	Real Debt
	Interest from
versus	Commission
ſ	Costs
	Judgment entered
	Date of Lien
l l	Nature of Lien

	SHERIFF'S SALE
	By virtue of a Writ of Execution No. 76 of 1985,
	issued out of the Court of Common Pleas of Col-
	umbig County, to me
	directed, there will be exposed to public sale,
	by vendue or outcry to
STATE OF PENNSYLVANIA) SC.	the highest and best bid- ders, for cash, in the
COUNTY OF COLUMBIA SS:	Sheriff's Office, Colum- bia County Court House,
)	Bloomsburg, Pa., on:
	Thurs., Feb. 6,1986 at 10;15 o'clock a.m.
Paul D Everty III holing duly	In the forenoon of the
Paul R. Everly, I.I.I, being duly	title and interest of INB
and says that Press-Enterprise is a newspaper of general circ	defendants in and to: DDAL OINCE
and place of business at 3185 Lackawanna Avenue, Bloomsburg	and border or jene inje
of Pennsylvania, and was established on the 1st day of March	ote in Locust Township, published Columbia County, Penn-
daily (except Sundays and Legal Holidays) continuously in said	sylvania, bounded and state since described as follows:
the date of its establishment; that hereto attached is a	BEGINNING at an iron pin HOUCE Or
advertisement in the above entitled proceeding which appeared	
on January 15: 22: 29	way of State Highway 1986. Route 42 leading from
exactly as printed and published; that the affiant is one of the	Numidia to Aristes our ars of Said
newspaper in which legal advertisement or notice was published	Numidia to Aristes and ars of said in the said the line of said from the said said said said said said said said
Press-Enterprise are interested in the subject matter of said	1 and the westerly Route tent, and
that all of the allegations in the foregoing statement as to	ti diong "Highwortes test actor of
publication are true.	of south to 124.24 reset set 42 south to seconds west 124.24 reset seconds west 124.24 reset set as seconds west pin cornerly line of to an iron principle of the norther thomas the norther of thomas
publication are true.	an iron sharly manas
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7	of other land degrees to degrees to degrees to degrees the sabo north 62 degrees the sabo north 62 229.67 teet sabo north 62 229.67 teet minutes were pin corner in minutes nor pin corner in degree degree to degree degre
Sworn and subscribed to before me this day of	773 10 master 1 10000
Sworn and subscribed to before the tins F day of	to desterly unopened the easterly unopened the proposed and driveway: proposed wide along the 50-toot running said protherce running said protherce the desterly line of said prothers and unopened 50.
C-77) 1/4	A DOWN TO ADMINIST FOR LEW
11 MUM	theriety line or opened of the easterly line or opened on the posed and unopened north posed and driveway north toot wide driveway feet oot wide driveway feet on degrees 209.34 feet
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	10 1 500 11 11000
My	Commissi proposed and driveway the proposed wide along the 33-tool running along the thence running of said thence funding and unopened coutherly and unopened
	COMMISSI propose wide along the 33-tool running along the thence running of said thence running of said thence running of said thence line line unopened southerly and unopened driveway proposed and driveway proposed wide driveway 33-tool wide driveway 33-tool wide line in the south 62 degrees to south 62 degrees to south 62 degrees to south 62 degrees and
MATTH	sonosed ide dire min-
PLOO	EW J. CREME, May proposed wide drivs min- 33-toot wide drivs in in- 33-toot degrees test to 50-1001, REFIRED J. Utes east 182.60 feet the 100-1001, REFIRED J. Utes east pin corner, and 100-1001, REFIRED J. Utes east pin corner, and
Marthan 3.	ules ron pin inning, cres
	South 62 de 12.00 feet the south 62 de 12.00 fee
And now,	ing notice, and nated of lots loid out for plot of sobo by Consul-
charges amounting to \$ for publishing the forego	ing notice, and noted to lots lot Orange.
affidavit have been paid in full.	ing notice, and nated as Lot laid out re- nated laid out re- representations and series and series re- nated as Lot laid out re- nated laid out re- nated as Lot laid out re- nated laid out re- nated as Lot laid out re- nated a
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	William I Little
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	eto within
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	execution No Winnick
	thered AND TARE suit of SEIZED AND TARE suit of SEIZED AND Mattonal Winnick Community Winnick Bank vs. Mattonack



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING, Sheriff

COLUMBIA COUNTY, PENNSYLVANIA

Community Nat'l Bank

- VS -

Martin Winnick and Jean Louise Winnick A. J. ZALE, Chief Deputy

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

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY COMMONWEALTH OF PENNA. NO76 og 1985 E.D. WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

December 17, 1985 at 10:25 A.M.	POSTED A COPY OF THE
SHERIFF'S SALE BILL ON THE PROPERTY OF Martin	& Jean Louise Winnick
Numidia , Locust Twp.	2
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERE	ORMED BY COLUMBIA COUNTY
DEPUTY SHERIFF Delbert Doty	
· —	
	SO ANSWERS:
	helber laty
	Delbert Doty
	DEPUTY SHERIFF
	FOR:
	VICTOR B. VANDLING
SWORN AND SUBSCRIBED BEFORE ME THIS	SHERIFF, COL. CO
17 th. DAY OF December 1985	
TAMI B. KLINE, PROTHONOTARY	

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)

P.R.C.P. 3180 to 3183 and Rule 3257

w _{kk}	\
COMMUNITY NATIONAL BANK,	IN THE COURT OF COMMON PLEAS OF
Plaintiff	COLUMBIA COUNTY, PENNSYLVANIA
	No. EX 76-1985
MARTIN WINNICK and JEAN LOUISE WINNICK,	No. 1087 of 1985
Defendants	WRIT OF EXECUTION
	(MORTGAGE FORECLOSURE)
COMMONWEALTH OF PENNSYLVANIA:	
COUNTY OF COLUMBIA	
TO THE SHERIFF OF COLUMBIA COUN	VTY , PENNSYLVANIA
To satisfy the judgment, interest and co sell the following described property (specific	sts in the above matter you are directed to levy upon and cally describe property below):
State Highway Route 42 leading from a proposed and unopened 33-foot wide line of State Highway Route 42 south feet to an iron pin corner set in the thence running along the northerly 15 minutes west 229.67 feet to an improposed and unopened 50-foot wide of said proposed and unopened 50-foot seconds east 209.34 feet to an iron proposed and unopened 33-foot wide of said proposed and unopened 33-foot wide of said proposed and unopened 33-foot leading from the foot seconds feet to an iron pin corner, the foot seconds feet to an iron pin corner, the foot seconds feet to an iron pin corner, the foot seconds feet to an iron pin corner, the foot seconds feet to an iron pin corner, the foot seconds feet to an iron pin corner, the foot seconds feet foot seconds feet foot seconds feet feet feet feet feet feet feet fee	Numidia to Aristes and in the southerly line of edriveway and thence running along the westerly in 16 degrees 14 minutes 17 seconds west 224.24 he northerly line of other land of Thomas Sabo; line of other land of said Sabo north 62 degrees on pin corner set in the easterly line of a driveway; thence running along the easterly line of wide driveway north 28 degrees 20 minutes 44 pin corner set in the southerly line of a driveway; thence running along the southerly line of twide driveway south 62 degrees 15 minutes east the place of beginning, and CONTAINING 1.040 has Lot No. 1 in a plot of lots laid out for
Amount Due	\$ 28,239.47
Interest from 11-27-85	
Atty's commission	······································
Total	\$; Plus costs as endorsed hereon.
Dated November 27, 1985	Jami B. Kline, Prothonotary
(SEAL)	

Deputy

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT COLUMBIA COUNTY BRANCH CIVIL ACTION - LAW

10. Ex.76. ,685

COMMUNITY NATIONAL BANK, : NO. 1087 of 1985

Plaintiff

:

v.

:

MARTIN WINNICK and

JEAN LOUISE WINNICK, his wife, :

Defendants : MORTGAGE FORECLOSURE

NOTICE OF SALE OF REAL ESTATE PURSUANT TO Pa. R.C.P. 3129 (b) (2)

TO: MARTIN WINNICK

Post Office Box 103 Numidia, PA 17858

JEAN LOUISE WINNICK Post Office Box 103 Numidia, PA 17858

NORTHERN CENTRAL BANK (formerly GUARANTEE TRUST & SAFE DEPOSIT COMPANY) 1 East Independence Street Shamokin, PA 17872

TAKE NOTICE that by virtue of a Writ of Execution issued out of the Columbia County Court of Common Pleas, and directed to the Columbia County Sheriff, said Sheriff will expose to a public sale at the Sheriff's Office, Columbia County Court House, Bloomsburg, Pennsylvania, on February 6,1986, at 10:15 o'clock, A. M., local time, the real estate described in Exhibit "A" attached hereto and made a part hereof.

The Writ of Execution has issued on a judgment in the above action in the amount of \$28,239.47 plus interest and costs of suit.

Claims against property must be filed with the Sheriff before the above sale date.

Claims to proceeds must be made with the Sheriff before distribution.

Schedule of Distribution will be filed by Sheriff no later than thirty (30) days from the sale date.

Exceptions To Distribution or a Petition To Set Aside The Sale must be filed with the Sheriff no later than ten (10) days from the date the Schedule of Distribution is filed by the Sheriff.

Attached hereto is a copy of the Writ of Execution. It has been issued because there is a judgment against you. 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.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION 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 ADVICE.

Susquehanna Legal Services R. D. #4 Bloomsburg, Pennsylvania 17815 (717) 784-8760

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint and Notice To Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether Plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

You may also have the right to have the Sheriff's sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's sale. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property. The Sheriff will deliver the deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of Distribution is filed by the Sheriff.

Richard J. Roberts, Jr., Esquire Leavens & Roberts 29 East Independence Street Post Office Box 518 Shamokin, Pennsylvania 17872 Attorneys for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT COLUMBIA COUNTY BRANCH CIVIL ACTION - LAW

No. EX. 76- 1985

COMMUNITY NATIONAL BANK,

NO. 1087 of 1985

Plaintiff

ν.

MARTIN WINNICK and

JEAN LOUISE WINNICK, his wife, Defendants

MORTGAGE FORECLOSURE

AFFIDAVIT FILED PURSUANT TO RULE 3129(a) OF THE PENNSYLVANIA RULES OF CIVIL PROCEDURE

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF NORTHUMBERLAND

TERRY L. MOLL, being duly sworn according to law. deposes and says that he is the Cashier of the Community National Bank, the above Plaintiff; that he is familiar with the facts; that he is authorized to make this Affidavit on behalf of the above Plaintiff; that he makes this Affidavit in accordance with Rule 3129(a) of the Pennsylvania Rules of Civil Procedure and that, to the best of his knowledge, information and belief:

The names of the owners of the premises which are (1)the subject of the above judgment are Martin Winnick and Jean Louise Winnick, and the names of the Defendants therein are also Martin Winnick and Jean Louise Winnick.

58. WV 88 8 /7 AON

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(2) The current address of Martin Winnick and Jean Louise Winnick is:

Post Office Box 103 Numidia, Pennsylvania 17858

Sworn to and subscribed before me this 36% day of November, 1985.

Notary rubire

My Commission Expires: