

SHERIFF'S SALE
FINAL COST SHEET

Columbia County Farmers Bank VS. Noss, Bernard & Arlene

NO. 16 of 1986

DATE OF SALE: 6-19-86

Sales Price \$1368.73
Total Costs
Poundage 22.25
2% Transfer Tax
Misc. Costs

TOTAL NEEDED TO PURCHASE

\$1389.98

100% down

138.99

Advance

1250.99

500.00

750.99

Bal.
Due

PURCHASER(S): Columbia County Farmers
National Bank

NAME(S) ON DEED: Columbia County Farmers National Bank

BUYER(S)' SIGNATURE(S): J. J. J. A.V.P.

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S):

1389.98
Advance \$ 500. —

889.98

Final
Bal. Due

State of Pennsylvania }
County of Columbia } ss.

Beverly J. Michael

I, ~~Frank Beishline~~ 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

H. Bernard Noss and Arlene H. Noss

and find as follows:

See photostatic copy attached.

Fee . \$5.00

In testimony whereof I have set my hand and
seal of office this 10th day of June
A.D., 1986.

Beverly J. Michael RECORDER

This Indenture,

Made the -----1st-----day of -----July----- in the year of our Lord one thousand nine hundred and seventy-six (1976).

Between --H. BERNARD NOSS and ARLENE H. NOSS, his wife, of the Township of Sugarloaf, County of Columbia and State of Pennsylvania, MORTGAGORS,-----

-----A N D-----

-----THE COLUMBIA COUNTY FARMERS NATIONAL BANK, a Pennsylvania Corporation, with offices located at Market Street, Benton, Pennsylvania, MORTGAGEE,-----

Whereas, the Mortgagors by a Bond bearing even date herewith, stand bound unto the Mortgagee -----its attorneys-----its Successors or Assigns in the sum of Fifty-two Thousand Two Hundred and 00/100--(\$52,200.00)-----Dollars, conditioned for the payment of a debt of --Twenty-six Thousand One Hundred and 00/100-----(\$26,100.00)-----Dollars with interest at the rate of 9½% per annum, payable principal and interest as follows:

The sum of Two Hundred Thirty-nine and 05/100--(\$239.05)---Dollars on the 1st day of August, 1976, and the like payment of Two Hundred Thirty-nine and 05/100--(\$239.05)---Dollars on the 1st day of each month thereafter for a period of twenty (20) years, at which time the entire unpaid principal balance and interest shall be paid in full. Mortgagors to have the privilege and option of making further payments on principal and on any amount at any time before maturity.

A penalty of two percent (2%) on each payment will be incurred against all payments on mortgages when they are fifteen (15) days or more past due.

Transfer of title to the premises hereby mortgaged shall make all sums due hereon, including principal and interest and all amounts agreed to be treated as such, payable on demand, irrespective of anything herein contained to the contrary.

And Also, to pay all taxes, and keep the building on said premises insured for the benefit of the Mortgagee, in some good reliable Stock Insurance Company or Companies acceptable to the Mortgagee in the sum not less than --Twenty-six Thousand One Hundred and 00/100-----(\$26,100.00)-----

National Bank

Dollars and take no insurance not payable to the Mortgagee, The Columbia County Farmers

This Mortgage and accompanying Bond are given as additional or collateral security for the payment of any note or notes, writing or writings, contract or contracts, now or hereafter made, endorsed, assigned, delivered or guaranteed by the Mortgagors herein,-----their heirs

and assigns-----and now due and to become due and for any note or notes, writing or writings, contract or contracts, given in exchange, substitution, extension or renewal thereof, and now or hereafter purchased accepted, taken or used by the Mortgagee for the Mortgagors herein,

Now, in consideration of one Dollar, and better to secure payment of said debt, the Mortgagors do --grant, bargain and sell to the Mortgagee --its Attorney Successors and Assigns

All--those certain pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at an iron pin on the northerly side of the East Branch of Fishing Creek, said pin being at the Southwest corner of lands of Joseph C. Yablonski; thence along the northerly side of said Creek South 62 degrees 35 minutes West 120.00 feet to a point; thence along same South 85 degrees 47 minutes West 78.43 feet

to an iron pin at the Southeast corner of lands of Harold G. and Mary Campbell; thence along the easterly line of lands of said Campbell North 20 degrees 03 minutes West 251.54 feet to an iron pin at the Southwest corner of lands of Evelyn L. Karpiak; thence along the southerly line of lands of said Karpiak North 58 degrees 57 minutes East 135.00 feet to an iron pin at the Northwest corner of other lands of said Karpiak; thence along the westerly line of lands of said Karpiak and lands of Joseph C. Yablonski South 32 degrees 23 minutes East 290.00 feet to the place of beginning. CONTAINING 1.053 Acres of land in all.

BEING the same premises conveyed to the Mortgagors herein by deed of Evelyn L. Karpiak, Single, dated September 11, 1972 and recorded in Columbia County Deed Book Volume 257 at Page 1156 on September 12, 1972.

This conveyance is made with a fourteen (14) foot right-of-way over other lands of the Grantor, and leading to the northernmost portion of the instant premises.

TRACT NO. 2: (1) BEGINNING at an iron pin on the Northerly side of the East Branch of Fishing Creek, said pin being at the Southeast corner of lands of Harold G. & Mary Campbell; thence along the Easterly line of lands of said Campbell North 21 degrees 31 minutes 50 seconds West 244.38 feet to an iron pin at the Southwest corner of other lands of Evelyn L. Karpiak, Grantor herein; thence along the Southerly line of lands of said Karpiak North 58 degrees 57 minutes East 19.26 feet to an iron pin at the Northwest corner of lands of H. Bernard Noss & Arlene H. Noss, Grantees herein; thence along the Westerly line of lands of said Noss South 20 degrees 03 minutes East 251.54 feet to an iron pin on the Northerly side of the aforementioned East Branch of Fishing Creek; thence along the Northerly side of said Creek South 85 degrees 47 minutes West 13.09 feet to the place of beginning. CONTAINING 0.090 acres of land in all.

(2) BEGINNING at an iron pin on the Easterly line of lands of H. Bernard Noss & Arlene H. Noss, Grantees herein, said pin being on the Southerly right-of-way of a 14 foot Driveway, said pin also being 17.26 feet distant on a course running South 32 degrees 23 minutes East from the Northeast corner of lands of said Noss; thence along the Southerly right-of-way of a 14 foot Driveway North 56 degrees 21 minutes East 276.27 feet to an iron pin at the Northwest corner of lands now or late of Evelyn L. Karpiak, Grantor herein; thence along the Westerly line of lands now or late of said Karpiak South 35 degrees 09 minutes East 100.00 feet to an iron pin on the Northerly right-of-way of a 14 foot Driveway; thence along the Northerly right-of-way of a 14 foot Driveway South 56 degrees 21 minutes West 281.09 feet to an iron pin on the Easterly line of the aforementioned Noss; thence along the Easterly line of lands of said Noss North 32 degrees 23 minutes West 99.99 feet to the place of beginning. CONTAINING 0.640 acres of land in all.

BEING the same premises conveyed to the Mortgagors herein by deed of Evelyn L. Karpiak, Single, dated November 9, 1973 and recorded in Columbia County Deed Book Volume 264 at Page 1102 on November 19, 1973.

TRACT NO. 3: BEGINNING at an iron pin on the Easterly right-of-way of a 14 foot Driveway leading from Township Route No. 716, said pin being at the Southwesterly corner of lands of William C. and Lucy L. Shelly; thence along the Southerly line of lands of said Shelly North 56 degrees 21 minutes East 100.00 feet to an iron pin on the Westerly right-of-way of a 14 foot Driveway leading from Township Route No. 716 to the East Branch of Fishing Creek; thence along said right-of-way South 36 degrees 30 minutes East 150.00 feet to an iron pin at the Northeast corner of a 15.46 foot Driveway; thence along said 15.46 Driveway South 56 degrees 21 minutes West 100.00 feet to an iron pin at the Southeasterly corner of the aforementioned 14 foot Driveway; thence along said 14 foot Driveway North 36 degrees 30 minutes West 150.00 feet to the place of BEGINNING. CONTAINING 14,981.45 square feet of land in all.

BEING the same premises conveyed to the Mortgagors herein by deed of Cosimo J. Mandrillo and Mary Mandrillo, his wife, et al, dated April 24, 1976 and recorded in Columbia County Deed Book Volume 276 at Page 128 on April 27, 1976.

The above description is taken from a survey by T. Bryce James

Registered Surveyor, dated September 9, 1975.

This deed is a correctional deed only executed for the purpose of using an up-dated description from a survey by T. Bryce James.

with the appurtenances.

To Have and to Hold to the said Mortgagee --, its Successors and Assigns forever

Provided that the said Mortgagee --- its Successors or Assigns upon default for ---
---thirty (30)---days in payment of any part of said principal
sum or interest as agreed, or any premium of insurance, for ---thirty (30)---
days after written notice of its being due shall have been given to the Mortgagor s or their Rep-
resentatives, or mailed to their proper address, or upon default in the payment of any tax as-
sessed against the said premises for one year after the first day of January next succeeding its
assessment, may forthwith, without prejudice to any other remedy, sue out Mortgage Foreclosure
hereon for the immediate recovery of said principal, with all interest, premiums of insurance, Attor-
ney's commission of ten per centum and all costs, including the costs of recording this Mortgage,
without further stay, nor shall any waiver of this provision be held effectual, unless in writing for
a valuable consideration.

Provided Also, However, that if the said Mortgagor s , or their Representatives shall
without default pay to the said Mortgagee --, its Successors or Assigns, the said principal sum,
with interest, and premiums, or in case of default and of legal process shall before actual sale, pay
the same together with commissions and costs aforesaid, then this Mortgage, the estate hereby
granted, and the said Obligation shall become void.

Witness the hand s-----and seal s-----of the said Mortgagor s .

Signed, Sealed and Delivered
in the presence of

H. Bernard Moss Seal
Arden H. Moss Seal
Seal
Seal
Seal

State of Pennsylvania
County of Columbia

On this, the 1st day of July, A. D. 1976, before me
a Notary Public, the undersigned Officer,
personally appeared H. BERNARD NOSS and ARLENE H. NOSS, his wife,
known to me (or satisfactorily proven) to be the person whose names are subscribed to the within
instrument, and acknowledged that they executed the same for the purposes therein contained.
In Witness Whereof, I hereunto set my hand and official seal.

John M. Kuchka
NOTARY PUBLIC
Title of Office
My commission expires 12/12/79
Berwick, Columbia County, Penna.

RECEIVED BY RECORDER
COLUMBIA CO. PA.
TAX \$50.00 FEE \$2.00
Jul 9 3 44 PM '76

I Herby Certify, that the precise residence of the Mortgagee and person entitled to interest
on this Mortgage. Market Street, Benton, Pennsylvania 17814.

John M. Kuchka
Attorney for MORTGAGORS

Number 73
Mortgage
To A Corporation
H. BERNARD NOSS and
ARLENE H. NOSS, his wife
To
THE COLUMBIA COUNTY FARMERS
NATIONAL BANK
Dated July 1, 1976
Upon To secure \$25,100.00
Payable in monthly install-
ments of \$239.05 for for 20
years.
JOHN M. KUCHKA, ESQUIRE
132 East Front Street
Berwick, PA 18603

Commonwealth of Pennsylvania
County of Columbia 3:44 p.m.

Recorded on this 9th day of July A. D. 1976, in the Re-
corder's Office of the said County in Mortgage Book Volume 179 Page 696

Given under my hand and seal of the said Office, the date above written.

Marion T. Sawyer Recorder

BOOK 179 PAGE 699

MORTGAGE

THIS MORTGAGE, entered into this 23rd day of October, 1981,
between: H. Bernard Noss and Arlene H. Noss

herein called "Mortgagors," and The Columbia County Farmers National Bank of
Orangeville, a Pennsylvania corporation having an office and place of business
at Main Street, Orangeville, Columbia County, Pennsylvania 17859, herein
called, "Mortgagee."

WITNESSETH, that to secure payment by Mortgagors of a Promissory Note of even
date herewith, in the Face Amount of Note of \$ 4,500.00, and to secure any
renewal or refinancing of said Promissory Note and to secure any and all future
advances on other Promissory Notes or obligations of Mortgagors. Mortgagors do
by these presents, sell, grant and convey to Mortgagee, ALL the following real
estate in the (~~City of~~ Borough Township) of Sugarloaf, County of
Columbia, Commonwealth of Pennsylvania, BEING premises known
and designated as R.D. # 2, Benton
Street Address City

Pennsylvania, conveyed to said Mortgagors by Deed of Conveyance duly recorded
in the Office for the Recording of Deeds in said County in Deed Book No. 264,
Page No. 1102, as said premises are therein described.

TOGETHER with all the buildings and improvements thereon and additions and
alterations thereto, including all alleys, passageways, rights, liberties,
privileges, hereditaments and appurtenances whatsoever thereunto belonging
or appertaining, herein called the Mortgaged Premises. TO HAVE AND TO HOLD
the Mortgaged Premises hereby granted and conveyed unto Mortgagee, to and
for the use and behoof of Mortgagee, its successors and assigns, forever.

THIS MORTGAGE IS MADE subject to the following conditions, and Mortgagors
agree: 1. Mortgagors will make all payments on the due date thereof and
perform all other obligations as required or provided herein
and in said Promissory Note.

2. Mortgagors will pay when due all taxes and assessments levied
or assessed against said premises or any part thereof, and
will deliver receipts therefor to the Mortgagee upon request.
3. Mortgagors will keep the improvements on said property con-
stantly insured against fire and such other hazards, in
such amount and with such carriers as Mortgagee shall approve,
with loss, if any, payable to Mortgagee as its interest may
appear.
4. Mortgagors will neither commit nor suffer any strip, waste,
impairment or deterioration of the mortgaged premises, and
will maintain the same in good order and repair.

5. In the event that Mortgagors default in the making of any payment due and payable under said Promissory Note, or in the keeping and performance by Mortgagors of any of the conditions or covenants of this Mortgage or said Promissory Note, Mortgagee may forthwith bring an Action of Mortgage Foreclosure hereon, or institute other foreclosure proceedings upon this Mortgage, and may proceed to judgment and execution to recover the balance due on said Promissory Note and any other sums that may be due thereunder, including attorney fees of 15% of the balance due and payable on said Promissory Note, costs of suit, and costs of sale.
6. Mortgagors, and each of them, hereby waive and release all benefit and relief from any and all appraisement, stay and exemption laws, now in force or hereafter passed, either for the benefit or relief from any and all appraisement, stay and exemption laws, now in force or hereafter passed, either for the benefit or relief of Mortgagors, or limiting the balance due under said Promissory Note to a sum not in excess of the amount actually paid by the purchaser of the Mortgaged Premises at a sale thereof in any judicial proceedings upon said Promissory Note or upon this Mortgage, or exempting the Mortgaged Premises or any other premises or property, real or personal, or any part of the proceeds of the sale, thereof from attachment, levy or sale under execution, or providing for any stay of execution or other process.

BUT PROVIDED ALWAYS, that if Mortgagors do pay or cause this Mortgage and the debt secured to be paid in full, on the day and in the manner provided in said Promissory Note, then this Mortgage and the estate hereby granted shall cease and determine and become void, anything herein to the contrary notwithstanding.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Payment of this Mortgage is subject to the terms and conditions of said Promissory Note of even date between Mortgagors and Mortgagee.

IN WITNESS WHEREOF, the said Mortgagors have signed this Mortgage, with seal(s) affixed, on the date first above written.

Signed, sealed and delivered in the presence of:

D. B. Elliott

H. Bernard Noss (SEAL)
H. Bernard Noss

Arlene H. Noss (SEAL)
Arlene H. Noss

(SEAL)

BOOK 267 OF 117 (SEAL)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF COLUMBIA) SS:

On this, the 23rd day of October, A.D.,
1981, before me, a Notary Public, the undersigned Officer,
personally appeared H. Bernard Noss and
Arlene H. Noss, his wife, known to me (or satisfactorily
proven) to be the ~~person~~ ^{same} ~~same~~ ^{is} whose names are subscribed to the within
instrument, and acknowledged that they executed the same
purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official
seal.

Maxine J. Sarnowski
Notary Public
MAXINE J. SARNOCKI, NOTARY PUBLIC
BEATON ROAD, COLUMBIA COUNTY
MY COMMISSION EXPIRES NOV. 19, 1984
Member, Pennsylvania Association of Notaries
My Commission Expires

Recorded in Columbia County
Mtg Book 207, page 116 on
October 27, 1981 at 10:23 a.m.

Beverly J. Michael
Acting Recorder

RECD BY RECORDER
COLUMBIA CO., PA.
TAX \$50 FEE \$1.00
OCT 27 10 23 AM '81

#260

BOOK 207 PAGE 118

TERM
SESS. 19_____

M Sheriff

To **FREDERICK J. PETERSON, Dr.**

List of L lens - Noss

\$10.00

LIST OF LIENS

VERSUS

H. Bernard & Arlene H. Noss

Court of Common Pleas of Columbia County, Pennsylvania.

Columbia County Farmers National Bank

versus

H. Bernard & Arlene H. Noss

No. 760 of Term, 19 85
Real Debt ||\$25,562.91
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien August 1, 1986
Nature of Lien Default Judgment

United Penn Bank

versus

Henry B. & Arlene Noss

No. 1398 of Term, 19 85
Real Debt ||\$2,221.52
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien February 20, 1986
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

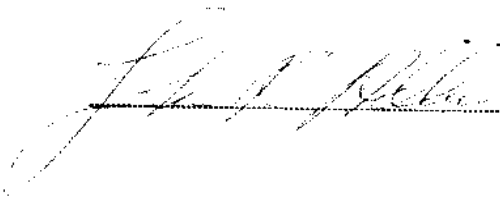
No. of Term, 19
Real Debt ||\$
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien
Nature of Lien

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 Ninteenth day of June 19 86, at 10:15 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 Columbia County Farmers National Bank for the price or sum of One Thousand Three Hundred Eighty-nine Dollars and Ninety-eight Cents (\$1389.98) (includes 27.25 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 See Attached Distribution

Sheriff's Office, Bloomsburg, Pa. }

So answers

 Sheriff

SHERIFF'S SALE
DISTRIBUTION SHEET

Columbia County Farmers Bank VS. Noss, Bernard & Arlene

NO. 16 of 1986 JO DATE OF SALE: 6-19-86
NO. _____ ED

Bid Price	\$	<u>1362.73</u>	
Poundage		<u>27.25</u>	
Transfer Taxes			
Total Needed to Purchase	\$	<u>1389.98</u>	
Amount Paid Down		<u>500.00</u>	Advance
Balance Needed to Purchase		<u>889.98</u>	

EXPENSES:

Columbia County Sheriff - Costs	\$	<u>135.50</u>	
Poundage		<u>27.25</u>	
Press-Enterprise		<u>366.50</u>	✓
Henry Printing		<u>40.60</u>	✓
Solicitor		<u>30.00</u>	
Columbia County Prothonotary		<u>15.00</u>	✓
Columbia County Recorder of Deeds - Deed copy work		<u>19.50</u>	✓
Realty transfer taxes			
State stamps			
Tax Collector (Alice Oman)		<u>74.70</u>	✓
Columbia County Tax Assessment Office		<u>676.93</u>	✓ 2.00 ✓
State Treasurer		<u>2.00</u>	✓
Other: Tax Lien Certificate		<u>2.00</u>	✓
TOTAL EXPENSES	\$	<u>1389.98</u>	

Total Needed to Purchase	\$	<u>1389.98</u>
Less EXPENSES Advance		<u>500.00</u>
Balance Due	\$	<u>889.98</u>
	\$	<u> </u>

THE COLUMBIA COUNTY FARMERS
NATIONAL BANK,
Plaintiff,

VS.

H. BERNARD NOSS AND ARLENE H.
NOSS,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
: CIVIL ACTION - LAW
: NO. 76 C.D.

: NO. 76-86 E.D.
:
:

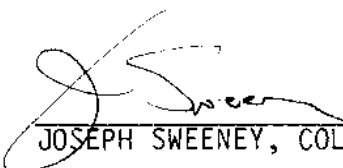
AFFIDAVIT PURSUANT TO PA. R. CIV. PRO. 3129(a)

I, JOSEPH SWEENEY, COLLECTION MANAGER FOR COLUMBIA COUNTY FARMERS NATIONAL BANK, hereby swear and affirm to the best of my knowledge, information and belief that the name and last known address of the owner of the real estate and the Defendants set forth above are as follows:

H. Bernard Noss
Box 2502
Wilkes-Barre, PA 18703

Arlene H. Noss
R. D. #2, Box 122
Benton, PA 17814

I further depose and say that the Defendants are not in the military or naval service of the United States or its allies or otherwise within the provisions of the Soldiers and Sailors Civil Relief Act of Congress of 1940 and its amendments.


JOSEPH SWEENEY, COLLECTION MANAGER

Sworn to and Subscribed
before me this 31st day
of March, 1986.


Notary Public

BETTY JEAN KLINE, NOTARY PUBLIC
BENTON BORO, COLUMBIA COUNTY
MY COMMISSION EXPIRES OCT. 6, 1986
Member, Pennsylvania Association of Notaries

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

July 7, 1986

Press Enterprise, Inc.
P.O. Box 745
Bloomsburg, Pa. 17815

Dear Sirs:

Enclosed is a check for \$366. 50 for advertisement costs incurred thru Noss Sheriff's Sale.

If you would have any questions, please contact Connie Breech, Deputy Sheriff.

Sincerely,

Connie Breech
Deputy Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

July 7, 1986

Ms. Oman
R.D.#2, Box 120
Benton, Pa. 17814

Dear Ms. Oman:

Enclosed is a check for \$74.70 for back taxes collected thru Noss Sheriff's Sale.

If you would have any questions, please contact Connie Breech, Deputy Sheriff.

Sincerely,

Connie Breech
Deputy Sheriff

MICHAEL J. IREY

Attorney at Law

233 MARKET STREET

P.O. BOX 281

BLOOMSBURG, PENNSYLVANIA 17815

717-784-8853

June 20, 1986

TO: Columbia County Sheriff
Courthouse
Bloomsburg, PA 17815

RE: Sheriff's Sale
CCFNB vs. H. Bernard Noss et ux

Legal fees incurred as Alternate Solicitor
for Sheriff's Office due to conflict of interest
with regular Solicitor's Office including review
of file and attendance at sale in connection with
the above captioned matter 6/19/86, 1 hour:

\$30.00

*PAID
6/27/86
17815*

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

SHERIFF'S SALE WORKING OUTLINE

* RECEIVE AND TIME STAMP

*

* DOCKET AND INDEX

* SET FILE UP

* CHECK FOR PROPER INFO

3 WRITS OF EX.

~~3 COPIES OF DESCRIPTION~~

3 COPIES OF DESCRIPTION

WHEREABOUTS OF DEFENDANTS

NON-MILITARY AFFIDAVIT

3 NOTICES OF SHERIFF'S SALE

WATCHMAN RELEASE FORM

* SET SALE DATE AND ADV. DATES (POST ON CALANDER)

* FILL IN EXECUTION NO'S ON PAPERS

* SET DISTRIBUTION DATES :

FILE DATE WITHIN WEEK OF SALE

PAY DATE AFTER 10 DAYS OF FILING

* FILL IN DISTRIBUTION DATES ON SALE NOTICE

* TYPE UP CARDS FOR PAPERS TO BE SERVED

* PUT PAPERS TOGETHER WITH CARDS TO BE SERVED

* SERVE PAPERS

NOTICE OF WRIT OF EXECUTION

NOTICE OF SHERIFF'S SALE

WRIT

DATE SENT

DATE REC.

4-3

✓

✓

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✓

Arline

4-3

mailed

Bernards

4-4

returned 4-8

refused all

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

- * ONCE SERVED DOCKET SERVICE
- * SEND COPY OF SERVICE TO ATTY.

* SEND DESCRIPTION TO PRINTER

* SEND NOTICE TO PRESS FOR PUBLICATION - 4/22/86

* ONCE HANDBILLS ARE RECEIVED SEND COPIES TO:

RECORDER OF DEEDS

TAX OFFICE

PROTH.

ASSESSMENT

POST IN SHERIFF'S OFFICE

* SEND NOTICES TO LOCAL TAX COLLECTORS AND WATER AUTH.

* SEND COPIES TO IRS OFFICE PHILA.

* SEND COPIES TO PA. PERSONAL TAX AUTH.

* IF CORP. SEND COPIES TO PA. SMALL BUSINESS ADM.

* 20 DAYS BEFORE SALE POST PROPERTY

* A COUPLE OF DAYS PRIOR TO SALE PREPARE COST SHEET

* HOLD SALE

* PREPARE FINAL COSTS SHEET

* WITHIN FIVE DAYS OF SALE FILE DISTRIBUTION

* WITHIN TEN DAYS OF FILING DIST. MAKE DIST.

* PREPARE DEED AND TAX AFFIDAVIT

* SEND DEED TO PROPER ATTY.

* FILE FOLDER

DATE SENT

DATE REC.

4-4 sent on
7-18-86
4-15

5-22-86

Man 4-22
4-22
4-27

7-2-86

SHERIFF'S SALE
DISTRIBUTION SHEET

Columbia County Farmers Bank VS. Noss, Bernard & Arlene

NO. 16 of 1986 JO
NO. _____ ED

DATE OF SALE: 6-19-86

Bid Price	\$ <u>1362.73</u>	
Poundage	<u>27.25</u>	
Transfer Taxes		
Total Needed to Purchase		\$ <u>1389.98</u>
Amount Paid Down	Advance	<u>500.00</u>
Balance Needed to Purchase		<u>889.98</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>135.50</u>	
Poundage	<u>27.25</u>	\$ <u>162.75</u>
Press-Enterprise		<u>366.50</u>
Henry Printing		<u>40.60</u>
Solicitor		<u>30.00</u>
Columbia County Prothonotary		<u>15.00</u>
Columbia County Recorder of Deeds - Deed copy work		<u>19.50</u>
Realty transfer taxes		
State stamps		
Tax Collector (Alice Oman)		<u>74.70</u>
Columbia County Tax Assessment Office		<u>676.93</u>
State Treasurer		<u>2.00</u>
Other: Tax Lien Certificate		<u>2.00</u>
TOTAL EXPENSES		\$ <u>1389.98</u>

Total Needed to Purchase	\$ <u>1389.98</u>
Less EXPENSES Advance	<u>500.00</u>
Balance Due	\$ <u>889.98</u>
	\$ _____

LAW OFFICES
HUMMEL, JAMES & MIHALIK
29 EAST MAIN STREET
BLOOMSBURG, PENNSYLVANIA
17815-1898
717-784-7367

Cleveland C. Hummel
Thomas Arthur James, Jr.
John A. Mihalik

Robert W. Buehner, Jr.

June 20, 1986

Sheriff John Adler
Columbia County Court House
Bloomsburg, PA 17815

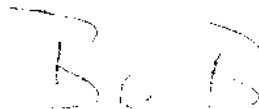
RE: Columbia County Farmers National Bank
v. Noss Sheriffs Sale

Dear John:

Enclosed please find a check in the amount of \$889.98 from Columbia County Farmers National Bank which represents the outstanding balance due on the total cost of the Sheriffs Sale held on June 19, 1986 in the above captioned matter.

Would you kindly forward your deed in this matter to me after it has been recorded. Thanking you for your cooperation in this matter and with kind regards, I remain,

Sincerely,



Robert W. Buehner, Jr.

RWBj/mes
Enclosure
cc: Joseph Sweeney

SHERIFF'S SALE
DISTRIBUTION SHEET

Columbia County Farmers Bank VS. Noss, Bernard & Arlene

NO. 16 of 1986 JD DATE OF SALE: 6-19-86
NO. _____ ED

Bid Price	\$ 1362.73	
Poundage	27.25	
Transfer Taxes		
Total Needed to Purchase		\$ 1389.98
Amount Paid Down	Advance	500.00
Balance Needed to Purchase		889.98

EXPENSES:

Columbia County Sheriff - Costs	\$ 135.50	
Poundage	27.25	\$ 162.75
Press-Enterprise		366.50
Henry Printing		40.60
Solicitor		30.00
Columbia County Prothonotary		15.00
Columbia County Recorder of Deeds - Deed copy work		19.50
Realty transfer taxes		
State stamps		
Tax Collector (Alice Oman)		74.70
Columbia County Tax Assessment Office		676.93
State Treasurer		2.00
Other: Tax Lien Certificate		2.00
TOTAL EXPENSES		\$ 1389.98

Total Needed to Purchase	\$ 1389.98
Less Expenses Advance	500.00
Balance Due	\$ 889.98
	\$

SHERIFF'S SALE
FINAL COST SHEET

Columbia County Farmers Bank VS. Noss, Bernard & Arlene

NO. 16 of 1986

DATE OF SALE: 6-19-86

Sales Price \$ 1362.73
Total Costs
Poundage 27.25
2% Transfer Tax
Misc. Costs

TOTAL NEEDED TO PURCHASE

\$ 1389.98

100% down

138.99

Advance

1250.99

500.00

PURCHASER(S): Columbia County Farmers
National Bank # 750.99 Bal. Due

NAME(S) ON DEED: Columbia County Farmers National Bank

PURCHASER(S)' SIGNATURE(S): J. J. Jerny A.V.P.

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S):
1389.98
Advance \$ 500. —
\$ 889.98

Final
Bal. Due

SHERIFF'S SALE - COST SHEET

Columbia County Farmers Bank VS. Noss, Bernard & Arlene

NO. 16 of 1986

DATE OF SALE: 6-19-86

SHERIFF'S COST OF SALE:

Docket & Levy	\$ 35.00
Service	9.00
Mailing	9.00
Advertising, Sale Bills & Newspapers	18.00
Posting Handbills	7.00
Mileage	19.50
Crying/Adjourn of Sale	7.00
Sheriff's Deed	10.00
Distribution	9.00
Other <u>Copying (4)</u>	12.00

TOTAL \$ 135.50

Press-Enterprise, Inc.	\$ 366.50
Henrie Printing	40.60
Solicitor's Services	30.00

TOTAL \$ 437.10

PROTHONOTARY: Liens List	\$ 10.00
Deed Notarization	
Other <u>Search</u>	5.00

TOTAL \$ 15.00

RECORDER OF DEEDS: Copywork	\$ 5.00
Deed	14.50
Other	

TOTAL \$ 19.50

REAL ESTATE TAXES:

Borough/Twp. & County Taxes, 19 <u>86</u>	\$ 74.70
School Taxes, District <u> </u> , 19 <u> </u>	
Delinquent Taxes, 19 <u>84</u> , 19 <u>85</u> , 19 <u> </u> (Total Amts.)	676.93

TOTAL \$ 751.63

MUNICIPAL RENTS:

Sewer - Municipality <u> </u> , 19 <u> </u>	\$ <u> </u>
Water - Municipality <u> </u> , 19 <u> </u>	<u> </u>

TOTAL \$

SURCHARGE FEE: (State Treasurer)

\$ 2.00

MISCELLANEOUS: Tax Lien Certificate

\$ 2.00

TOTAL \$ 2.00

TOTAL COSTS \$ 1362.73

LIEN CERTIFICATE

Date May 27, 1986

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1985, in Sevier County, Tenn are as follows:

Owner or Reputed Owner: W. B. ...

Former Owner: ...

Parcel No. 362-14A-16 Deed & Page ...

Description ...

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1984	46.95	30.45	20.78	98.18
1985	49.56	21.28	20.71	91.55
TCB FEE				5.34
TOTAL				195.07

The above figures represent the amounts due during the month of July 1986

Requested by: Sho...

Fee \$2.00

COLUMBIA COUNTY TAX CLAIM BUREAU

...
Director

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

April 25, 1986

TO: Internal Revenue Service
Special Procedure Staff
Attn: Michael Harkins
P.O. Box 12050
Phila. PA 19106

SUBJECT: Claims against Sheriff Sales

Dear Sir:

Enclosed are Sheriff's Sales scheduled for June 19, 1986 in our office on the properties of Gary and Gloria Hess, and Arlene and Bernard Noss.

Please notify our office by return mail if you have any claims against the properties described in the enclosed descriptions.

If you have any questions, please feel free to contact our office.

Sincerely,

Connie S. Breech
Deputy Sheriff

CSB/sb

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

April 25, 1986

TO: Thomas C. Zerba, Jr.
Deputy Attorney General
Collections Unit
4th & Walnut Sts.
Harrisburg, PA 17120

SUBJECT: Claims against Sheriff Sales

Dear Sir:

Enclosed are Sheriff's Sales scheduled for June 19, 1986 in our office on the properties of Gary and Gloria Hess, and Arlene and Bernard Noss.

Please notify our office by return mail if you have any claims against the properties described in the enclosed descriptions.

If you have any questions, please feel free to contact our office.

Sincerely,

Connie S. Breech
Deputy Sheriff

CSB/sb



COMMONWEALTH OF PENNSYLVANIA
OFFICE OF ATTORNEY GENERAL

(717) 787-3646

LeRoy S. Zimmerman
ATTORNEY GENERAL

May 2, 1986

Reply To:
15th Floor
Strawberry Square
4th & Walnut Streets
Harrisburg, PA 17120

Ms. Connie S. Breech
Deputy Sheriff
Columbia County Courthouse
P. O. Box 380
Bloomsburg, PA 17815


RE: Gary/Gloria Hess
Arlene/Bernard Noss

Dear Ms. Breech:

This is in response to your letter of April 25
relative to the above captioned Sheriff Sales.

This office has no claims against these parties.
It is possible that the Department of Revenue, or
other Commonwealth departments, may.

Very truly yours,



Thomas C. Zerbe, Jr.
Deputy Attorney General
Collections Unit

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA

..... Paul R
and says that Press-Enterprise
and place of business at 3185 L
of Pennsylvania, and was esta
daily (except Sundays and Leg
the date of its establishmer
advertisement in the above en
on
exactly as printed and publish
newspaper in which legal adv
Press-Enterprise are interest
that all of the allegations in
publication are true.

SHERIFF'S SALE

Sworn a

By virtue of a Writ of
Execution No. 16 of 1986,
issued out of the Court
of Common Pleas of Col-
umbia County, to me
directed, there will be
exposed to Public Sale,
by vendue or outcry to
the highest and best bid-
ders, for cash, in the
Sheriff's Office, Colum-
bia County Court House,
Bloomsburg, Pennsyl-
vania, on

Thurs., June 19, 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 THOSE CERTAIN
pieces or parcels of land
situate in the Township

And now
charges
affidavit have been paid in full.

PUBLIC NOTICES

of Sugarloaf, County of
Columbia and State of
Pennsylvania, bounded
and described as fol-
lows, to-wit:

TRACT NO. 1: BEGINNING
at an iron pin on the
northerly side of the East
Branch of Fishing Creek,
said pin being at the
Southwest corner of
lands of Joseph C.
Yablonski; thence along
the northerly side of said
Creek South 62 degrees
35 minutes West 120.00
feet to a point; thence
along same South 85
degrees 47 minutes West
78.43 feet to an iron pin
at the Southeast corner
of lands of Harold G.
and Mary Campbell;
thence along the east-
erly line of lands of said
Campbell North 20
degrees 03 minutes West
251.54 feet to an iron pin
at the Southwest corner
of lands of Evelyn L.
Karpiak; thence along
the southerly line of
lands of said Karpiak
North 58 degrees 57 min-
utes East 135.00 feet to
an iron pin at the North-
west corner of other
lands of said Karpiak;
thence along the west-
erly line of lands of said
Karpiak and lands of
Joseph C. Yablonski
South 32 degrees 23 min-
utes East 290.00 feet to
the place of beginning.
CONTAINING 1.053 acres
of land in all.

This conveyance is made
with a fourteen (14) foot
right-of-way over other
lands of the Grantor,
and leading to the north-
ernmost portion of the
instant premises.

TRACT NO. 2: (1) BEGIN-
NING at an iron pin on
the Northerly side of the
East Branch of Fishing
Creek, said pin being at
the Southeast corner of
lands of Harold G. and
Mary Campbell; thence
along the Easterly line of
lands of said Campbell
North 21 degrees 31 min-
utes 50 seconds West
244.38 feet to an iron pin

PUBLIC NOTICES

at the Southwest corner
of other lands of Evelyn
L. Karpiak; thence along
the Southerly line of
lands of said Karpiak
North 58 degrees 57 min-
utes East 19.26 feet to an
iron pin at the Northwest
corner of lands of H.
Bernard Noss and Arlene
H. Noss; thence along
the Westerly line of
lands of said Noss South
20 degrees 03 minutes
East 251.54 feet to an
iron pin on the Northerly
side of the aforemen-
tioned East Branch of
Fishing Creek; thence
along the Northerly side
of said Creek South 85
degrees 47 minutes West
13.09 feet to the place of
beginning. CONTAINING
0.090 acres of land in all.

(2) BEGINNING at an iron
pin on the Easterly line
of lands of H. Bernard
Noss and Arlene H.
Noss, said pin being on
the Southerly right-of-
way of a 14 foot drive-
way, said pin also being
17.26 feet distant on a
course running South 32
degrees 23 minutes East
from the Northeast
corner of lands of said
Noss; thence along the
Southerly right-of-way of
a 14 foot driveway North
56 degrees 21 minutes
East 276.27 feet to an
iron pin at the Northwest
corner of lands now or
late of Evelyn L. Karpiak;
thence along the West-
erly line of lands now or
late of said Karpiak
South 35 degrees 09 min-
utes East 100.00 feet to
an iron pin on the North-
erly right-of-way of a 14
foot driveway; thence
along the Northerly
right-of-way of a 14 foot
driveway South 56
degrees 21 minutes West
281.09 feet to an iron pin
on the Easterly line of
the aforementioned
Noss; thence along the
Easterly line of lands of
said Noss North 32
degrees 23 minutes West
99.99 feet to the place of
beginning. CONTAINING

PUBLIC NOTICES

0.640 acres of land in all.
TRACT NO. 3: BEGINNING
at an iron pin on the
Easterly right-of-way of a
14 foot driveway leading
from Township Route No.
716, said pin being at
the Southwesterly corner
of lands of William C.
and Lucy L. Shelly;
thence along the South-
erly line of lands of said
Shelly North 56 degrees
21 minutes East 100.00
feet to an iron pin on the
Westerly right-of-way of
a 14 foot driveway lead-
ing from Township Route
No. 716 to the East
Branch of Fishing Creek;
thence along said right-
of-way South 36 degrees
30 minutes East 150.00
feet to an iron pin at the
Northeast corner of a
15.46 foot driveway;
thence along said 15.46
foot driveway South 56
degrees 21 minutes West
100.00 feet to an iron pin
at the Southeasterly
corner of the aforemen-
tioned 14 foot driveway;
thence along said 14 foot
driveway North 36
degrees 30 minutes West
150.00 feet to the place of
beginning. CONTAINING
14,981.45 square feet of
land in all.

Notice is hereby given to
all claimants and parties
in interest, that the Sher-
iff will on June 26, 1986,
file a Schedule of Distri-
bution in his office
where the same will be
available for inspection
and the Distribution will
be made in accordance
with the schedule unless
exceptions are filed ther-
eto within ten (10) days
thereafter.

SEIZED AND TAKEN into
execution at the suit of
The Columbia County
Farmers National Bank
vs. H. Bernard Noss and
Arlene H. Noss.

SAID PREMISES WILL BE
SOLD BY:

John R Adler
Sheriff of
Columbia County
Robert W Buehner Jr
Attorney

m
is

SHERIFF SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 16 OF 1986 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 Thursday June 19, 1986, AT 1015 O'CLOCK, A.M., IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at an iron pin on the northerly side of the East Branch of Fishing Creek, said pin being at the Southwest corner of lands of Joseph C. Yablonski; thence along the northerly side of said Creek South 62 degrees 35 minutes West 120.00 feet to a point; thence along same South 85 degrees 47 minutes West 78.43 feet to an iron pin at the Southeast corner of lands of Harold G. and Mary Campbell; thence along the easterly line of lands of said Campbell North 20 degrees 03 minutes West 251.54 feet to an iron pin at the Southwest corner of lands of Evelyn L. Karpiak; thence along the southerly line of lands of said Karpiak North 58 degrees 57 minutes East 135.00 feet to an iron pin at the Northwest corner of other lands of said Karpiak; thence along the westerly line of lands of said Karpiak and lands of Joseph C. Yablonski South 32 degrees 23 minutes East 290.00 feet to the place of beginning. CONTAINING 1.053 acres of land in all.

This conveyance is made with a fourteen (14) foot right-of-way over other lands of the Grantor, and leading to the northernmost portion of the instant premises.

TRACT NO. 2: (1) BEGINNING at an iron pin on the Northerly side of the East Branch of Fishing Creek, said pin being at the Southeast corner of lands of Harold G. and Mary Campbell; thence along the Easterly line of lands of said Campbell North 21 degrees 31 minutes 50 seconds West 244.38 feet to an iron pin at the Southwest corner of other lands of Evelyn L. Karpiak; thence along the Southerly line of lands of said Karpiak North 58 degrees 57 minutes East 19.26 feet to an iron pin at the Northwest corner of lands of H. Bernard Noss and Arlene H. Noss; thence along the Westerly line of lands of said Noss

South 20 degrees 03 minutes East 251.54 feet to an iron pin on the Northerly side of the aforementioned East Branch of Fishing Creek; thence along the Northerly side of said Creek South 85 degrees 47 minutes West 13.09 feet to the place of beginning. CONTAINING 0.090 acres of land in all.

(2) BEGINNING at an iron pin on the Easterly line of lands of H. Bernard Noss and Arlene H. Noss, said pin being on the Southerly right-of-way of a 14 foot driveway, said pin also being 17.26 feet distant on a course running South 32 degrees 23 minutes East from the Northeast corner of lands of said Noss; thence along the Southerly right-of-way of a 14 foot driveway North 56 degrees 21 minutes East 276.27 feet to an iron pin at the Northwest corner of lands now or late of Evelyn L. Karpiak; thence along the Westerly line of lands now or late of said Karpiak South 35 degrees 09 minutes East 100.00 feet to an iron pin on the Northerly right-of-way of a 14 foot driveway; thence along the Northerly right-of-way of a 14 foot driveway South 56 degrees 21 minutes West 281.09 feet to an iron pin on the Easterly line of the aforementioned Noss; thence along the Easterly line of lands of said Noss North 32 degrees 23 minutes West 99.99 feet to the place of beginning. CONTAINING 0.640 acres of land in all.

TRACT NO. 3: BEGINNING at an iron pin on the Easterly right-of-way of a 14 foot driveway leading from Township Route No. 716, said pin being at the Southwesterly corner of lands of William C. and Lucy L. Shelly; thence along the Southerly line of lands of said Shelly North 56 degrees 21 minutes East 100.00 feet to an iron pin on the Westerly right-of-way of a 14 foot driveway leading from Township Route No. 716 to the East Branch of Fishing Creek; thence along said right-of-way South 36 degrees 30 minutes East 150.00 feet to an iron pin at the Northeast corner of a 15.46 foot driveway; thence along said 15.46 foot driveway South 56 degrees 21 minutes West 100.00 feet to an iron pin at the Southeasterly corner of the aforementioned 14 foot driveway; thence along said 14 foot driveway North 36 degrees 30 minutes West 150.00 feet the place of beginning. CONTAINING 14,981.45 square feet of land in all.

Notice is hereby given to all claimants and parties in interest, that the Sheriff will on June 26, 1986, file a Schedule of Distribution in his office where the same will be available for inspection and the Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of The Columbia County
Farmers National Bank vs. H. Bernard Noss and Arlene H. Noss.
SAID PREMISES WILL BE SOLD BY:

John R. Adler
SHERIFF OF COLUMBIA COUNTY

ROBERT W. BUEHNER, JR., ATTORNEY

SHERIFF DEPT.

BLOOMSBURG, PA 17815

STATE OF PENNSYLVANIA

COLUMBIA COUNTY

as:

No. 16 of 1986

Daniel McGaw

DEPUTY SHERIFF, for JOHN R. ADLER

SHERIFF of said County, being duly sworn according to law, deposes

and says, that _____ on the 29th day of May

1986 at 1350 Hrs M. he ~~was~~ Posted the Writ of Execution

upon Bernard & Arlene Noss the within named defendant, by
posting

~~xxxxxxx~~ the property ~~personally, an adult member of the household,~~

~~xxxxxxx relationship to the defendant is that of~~

at R.D. #2, Box 122, Benton, PA 17814

in the County of Columbia, State of Pennsylvania, a true and attested
copy of the within writ, and making known to _____ the contents
thereof.

Sworn and subscribed before me this

May 30 A.D. 1986 Deputy Sheriff of Columbia County, Penna.

Daniel McGaw
Daniel McGaw

Prothonotary of Columbia County SHERIFF of Columbia County, Penna

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

April 25, 1986

TO: Alice K. Oman
R.D. #2, Box 120
Benton, PA 17814

SUBJECT: Claims against Sheriff Sales

Dear Sir:

Enclosed are Sheriff's Sales scheduled for June 19, 1986 in our office on the properties of Gary and Gloria Hess, and Arlene and Bernard Noss.

Please notify our office by return mail if you have any claims against the properties described in the enclosed descriptions.

If you have any questions, please feel free to contact our office.

Sincerely,

Connie S. Breech
Deputy Sheriff

CSB/sb

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

4/7/86

Press-Enterprise, Inc.
Lackawanna Avenue
Bloomsburg, Pa. 17815

Attention: Susan Shotwell

Enclosed are Sheriff Sale Notices on Noss and Hess properties scheduled for sale on June 19, 1986.

Please run both notices in the May 29, June 5 and June 12, 1986 newspaper.

Please feel free to contact us if you have any questions. We will inform' you of any change in the status on these sales.

Very truly yours,

Connie Breech
Deputy Sheriff

Enclosures-2

SHERIFF SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 16 OF 1986 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 Thursday June 19, 1986, AT 10:15 O'CLOCK, 4 .M., IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at an iron pin on the northerly side of the East Branch of Fishing Creek, said pin being at the Southwest corner of lands of Joseph C. Yablonski; thence along the northerly side of said Creek South 62 degrees 35 minutes West 120.00 feet to a point; thence along same South 85 degrees 47 minutes West 78.43 feet to an iron pin at the Southeast corner of lands of Harold G. and Mary Campbell; thence along the easterly line of lands of said Campbell North 20 degrees 03 minutes West 251.54 feet to an iron pin at the Southwest corner of lands of Evelyn L. Karpiak; thence along the southerly line of lands of said Karpiak North 58 degrees 57 minutes East 135.00 feet to an iron pin at the Northwest corner of other lands of said Karpiak; thence along the westerly line of lands of said Karpiak and lands of Joseph C. Yablonski South 32 degrees 23 minutes East 290.00 feet to the place of beginning. CONTAINING 1.053 acres of land in all.

This conveyance is made with a fourteen (14) foot right-of-way over other lands of the Grantor, and leading to the northernmost portion of the instant premises.

TRACT NO. 2: (1) BEGINNING at an iron pin on the Northerly side of the East Branch of Fishing Creek, said pin being at the Southeast corner of lands of Harold G. and Mary Campbell; thence along the Easterly line of lands of said Campbell North 21 degrees 31 minutes 50 seconds West 244.38 feet to an iron pin at the Southwest corner of other lands of Evelyn L. Karpiak; thence along the Southerly line of lands of said Karpiak North 58 degrees 57 minutes East 19.26 feet to an iron pin at the Northwest corner of lands of H. Bernard Noss and Arlene H. Noss; thence along the Westerly line of lands of said Noss

South 20 degrees 03 minutes East 251.54 feet to an iron pin on the Northerly side of the aforementioned East Branch of Fishing Creek; thence along the Northerly side of said Creek South 85 degrees 47 minutes West 13.09 feet to the place of beginning. CONTAINING 0.090 acres of land in all.

(2) BEGINNING at an iron pin on the Easterly line of lands of H. Bernard Noss and Arlene H. Noss, said pin being on the Southerly right-of-way of a 14 foot driveway, said pin also being 17.26 feet distant on a course running South 32 degrees 23 minutes East from the Northeast corner of lands of said Noss; thence along the Southerly right-of-way of a 14 foot driveway North 56 degrees 21 minutes East 276.27 feet to an iron pin at the Northwest corner of lands now or late of Evelyn L. Karpiak; thence along the Westerly line of lands now or late of said Karpiak South 35 degrees 09 minutes East 100.00 feet to an iron pin on the Northerly right-of-way of a 14 foot driveway; thence along the Northerly right-of-way of a 14 foot driveway South 56 degrees 21 minutes West 281.09 feet to an iron pin on the Easterly line of the aforementioned Noss; thence along the Easterly line of lands of said Noss North 32 degrees 23 minutes West 99.99 feet to the place of beginning. CONTAINING 0.640 acres of land in all.

TRACT NO. 3: BEGINNING at an iron pin on the Easterly right-of-way of a 14 foot driveway leading from Township Route No. 716, said pin being at the Southwesterly corner of lands of William C. and Lucy L. Shelly; thence along the Southerly line of lands of said Shelly North 56 degrees 21 minutes East 100.00 feet to an iron pin on the Westerly right-of-way of a 14 foot driveway leading from Township Route No. 716 to the East Branch of Fishing Creek; thence along said right-of-way South 36 degrees 30 minutes East 150.00 feet to an iron pin at the Northeast corner of a 15.46 foot driveway; thence along said 15.46 foot driveway South 56 degrees 21 minutes West 100.00 feet to an iron pin at the Southeasterly corner of the aforementioned 14 foot driveway; thence along said 14 foot driveway North 36 degrees 30 minutes West 150.00 feet the place of beginning. CONTAINING 14,981.45 square feet of land in all.

Notice is hereby given to all claimants and parties in interest, that the Sheriff will on June 26, 1986, file a Schedule of Distribution in his office where the same will be available for inspection and the Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of The Columbia County
Farmers National Bank vs. H. Bernard Noss and Arlene H. Noss.
SAID PREMISES WILL BE SOLD BY:

John R. Miller
SHERIFF OF COLUMBIA COUNTY

ROBERT W. BUEHNER, JR., ATTORNEY

OFFICE OF
JOHN R. ADLER



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

PHONE:
717-784-1991

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMON-
WEALTH OF PENNA.

NO. 16 of 1986

WRIT OF EXECUTION

SERVICE ON ARLENE H. NOSS

ON 4/3/86 AT 1530hrss, a true and
attested copy of the within Writ of Execution and a true copy
of the Notice of Sheriff's Sale of Real Estate was served on the
defendant, ARLENE H. NOSS at RD#2 BENTON

by HANDING A COPY TO

HER PERSONALLY

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

So Answers:

Connie Breed
Deputy Sheriff

For:

John R. Adler
John R. Adler, Sheriff

Sworn and subscribed before me
this 4th day of April 1986

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

PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st. MON. JAN. 1, 1988

THE COLUMBIA COUNTY FARMERS
NATIONAL BANK,
Plaintiff,

VS.

H. BERNARD NOSS AND ARLENE H.
NOSS,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
: CIVIL ACTION - LAW
: NO. 760 OF 1986

: MORTGAGE FORECLOSURE

: 10/10/86

NOTICE OF SHERIFF SALE OF REAL ESTATE

TO: H. BERNARD NOSS
Box 2502
Wilkes-Barre, PA 18703

NOTICE IS HEREBY GIVEN THAT BY VIRTUE OF THE ABOVE-CAPTIONED WRIT OF EXECUTION, ISSUED UNDER THE ABOVE-CAPTIONED JUDGMENT, DIRECTED TO THE SHERIFF OF COLUMBIA COUNTY, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON Thursday, June 15, 1986, at 1015 o'clock, 2.M., in the forenoon of the said day, all your right, title and interest in and to ALL THOSE CERRAIN pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

TRACT NO. 1: BEGINNING at an iron pin on the northerly side of the East Branch of Fishing Creek, said pin being at the Southwest corner of lands of Joseph C. Yablonski; thence along the northerly side of said Creek South 62 degrees 35 minutes West 120.00 feet to a point; thence along same South 85 degrees 47 minutes West 78.43 feet to an iron pin at the Southeast corner of lands of Harold G. and Mary

Campbell; thence along the easterly line of lands of said Campbell North 20 degrees 03 minutes West 251.54 feet to an iron pin at the Southwest corner of lands of Evelyn L. Karpiak; thence along the southerly line of lands of said Karpiak North 58 degrees 57 minutes East 135.00 feet to an iron pin at the Northwest corner of other lands of said Karpiak; thence along the westerly line of lands of said Karpiak and lands of Joseph C. Yablonski South 32 degrees 23 minutes East 290.00 feet to the place of beginning. CONTAINING 1.053 acres of land in all.

This conveyance is made with a fourteen (14) foot right-of-way over other lands of the Grantor, and leading to the northernmost portion of the instant premises.

TRACT NO. 2: (1) BEGINNING at an iron pin on the Northerly side of the East Branch of Fishing Creek, said pin being at the Southeast corner of lands of Harold G. and Mary Campbell; thence along the Easterly line of lands of said Campbell North 21 degrees 31 minutes 50 seconds West 244.38 feet to an iron pin at the Southwest corner of other lands of Evelyn L. Karpiak; thence along the Southerly line of lands of said Karpiak North 58 degrees 57 minutes East 19.26 feet to an iron pin at the Northwest corner of lands of H. Bernard Noss and Arlene H. Noss; thence along the Westerly line of lands of said Noss South 20 degrees 03 minutes East 251.54 feet to an iron pin on the Northerly side of the aforementioned East Branch of Fishing Creek; thence along the Northerly side of said Creek South 85 degrees 47 minutes West 13.09 feet to the place of beginning. CONTAINING 0.090 acres of land in all.

(2) BEGINNING at an iron pin on the Easterly line of lands of H. Bernard Noss and Arlene H. Noss, said pin being on the Southerly right-of-way of a 14 foot driveway, said pin also being 17.26 feet distant on a course running South 32 degrees 23 minutes East from the Northeast corner of lands of said Noss; thence along the Southerly right-of-way of a 14 foot driveway North 56 degrees 21 minutes East 276.27 feet to an iron pin at the Northwest corner of lands now or late of Evelyn L. Karpiak; thence along the Westerly line of lands now or late of said Karpiak South 35 degrees 09 minutes East 100.00 feet to an iron pin on the Northerly right-of-way of a 14 foot driveway; thence along the Northerly right-of-way of a 14 foot driveway South 56 degrees 21 minutes West 281.09 feet to an iron pin on the Easterly line of the aforementioned Noss; thence along the Easterly line of lands of said Noss North 32 degrees 23 minutes West 99.99 feet to the place of beginning. CONTAINING 0.640 acres of land in all.

TRACT NO. 3: BEGINNING at an iron pin on the Easterly right-of-way of a 14 foot driveway leading from Township Route No. 716, said pin being at the Southwesterly corner of lands of William C. and Lucy L. Shelly; thence along the Southerly line of lands of said Shelly North 56 degrees 21 minutes East 100.00 feet to an iron pin on the Westerly right-of-way of a 14 foot driveway leading from Township Route No. 716 to the East Branch of Fishing Creek; thence along said right-of-way South 36 degrees 30 minutes East 150.00 feet to an iron pin at the Northeast corner of a 15.46 foot driveway; thence along said 15.46 foot driveway South 56 degrees 21 minutes West 100.00 feet to an iron pin at the Southeasterly corner of the aforementioned 14 foot driveway; thence along said 14 foot driveway North 36 degrees 30 minutes West 150.00 feet the place of beginning. CONTAINING 14,981.45 square feet of land in all.

NOTICE IS HEREBY GIVEN TO ALL CLAIMANTS AND PARTIES IN INTEREST, THAT THE SHERIFF WILL ON June 26, 1984, FILE A SCHEDULE OF DISTRIBUTION IN HIS OFFICE, WHERE THE SAME WILL BE AVAILABLE FOR INSPECTION AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXECPTIONS ARE FILED THERETO WITH TEN (10) DAYS THEREAFTER.

LAW OFFICES
HUMMEL, JAMES & MIHALIK

Robert W. Buehner
ROBERT W. BUEHNER, JR., ESQUIRE
29 East Main Street
Bloomsburg, PA 17815-1898
(717) 784-7367
ATTORNEY FOR PLAINTIFF

PS Form 3811, July 1983

SENDER: Complete items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. ☒ Show to whom, date and address of delivery. *See 17*
2. ☐ Restricted Delivery.

3. Article Addressed to:

THOMAS C. ZERBA, JR.
DEPUTY ATTORNEY GENERAL
COLLECTIONS UNIT
FOURTH AND WALNUT STREETS
HARRISBURG, PA. 17120

4. Type of Service:

- ☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Article Number

P307 194 063

Always obtain signature of addressee or agent and
DATE DELIVERED.

5. Signature - Addressee

X

6. Signature - Agent

X

7. Date of Delivery

APR 29 1986

8. Addressee's Address (ONLY if requested and fee paid)

DOMESTIC RETURN RECEIPT

P 307 194 063

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

SENT TO		Michael Harkins, IRS	
STREET AND NO.		P.O. Box 12050	
P.O. STATE AND ZIP CODE		Phila, PA 19106	
POSTAGE		\$	
CONSULT POSTMASTER FOR FEES		CERTIFIED FEE	
OPTIONAL SERVICES		SPECIAL DELIVERY	
RETURN RECEIPT SERVICE		RESTRICTED DELIVERY	
SHOW TO WHOM AND DATE DELIVERED		SHOW TO WHOM AND DATE DELIVERED	
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	
TOTAL POSTAGE AND FEES		\$1.84	
POSTMARK DATE		APR 1986	

PS Form 3800, Apr. 1976

P 307 194 071

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

SENT TO		Michael Harkins, IRS	
STREET AND NO.		P.O. Box 12050	
P.O. STATE AND ZIP CODE		Phila, PA 19106	
POSTAGE		\$	
CONSULT POSTMASTER FOR FEES		CERTIFIED FEE	
OPTIONAL SERVICES		SPECIAL DELIVERY	
RETURN RECEIPT SERVICE		RESTRICTED DELIVERY	
SHOW TO WHOM AND DATE DELIVERED		SHOW TO WHOM AND DATE DELIVERED	
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	
TOTAL POSTAGE AND FEES		\$1.84	
POSTMARK DATE		APR 1986	

PS Form 3800, Apr. 1976

THE COLUMBIA COUNTY FARMERS
NATIONAL BANK,
Plaintiff,

VS.

H. BERNARD NOSS AND ARLENE H.
NOSS,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH, PENNA.
: CIVIL ACTION - LAW
: NO. ~~70-85~~ J.D.

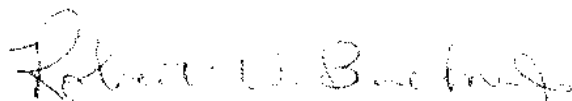
: NO. ~~70-85~~ E.D.
:
:

TO: COLUMBIA COUNTY SHERIFF

Seize, levy, advertise and sell all the real property of the
Defendants located at Sugarloaf Township, Columbia County,
Pennsylvania.

You are hereby released from all responsibility in not placing
watchman or insurance on real property levied on by virtue of this
writ.

LAW OFFICES
HUMMEL, JAMES & MIHALIK



ROBERT W. BUEHNER, JR., ESQUIRE
29 East Main Street
Bloomsburg, PA 17815-1898
(717) 784-7367
ATTORNEY FOR PLAINTIFF

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

The Columbia County Farmers

National Bank, Plaintiff

vs

H. Bernard Noss and

Arlene H. Noss, Defendant

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 16 Term 19 86 E.D.

No. Term 19 A.D.

No. 1760 Term 19 85 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF Columbia COUNTY, PENNSYLVANIA

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

SEE ATTACHED SCHEDULE A

Amount Due

\$ 25,562.91

Interest from
January 7, 1986 to April 3, 1986
Total

\$ 455.88

\$ 26,018.79 Plus costs

as endorsed.

Dated

April 3, 1986
(SEAL)

Jamie B. Kline
Prothonotary, Common Pleas Court of
Columbia County, Penna.

By:

Deputy

EXHIBIT A

ALL THOSE CERTAIN pieces or parcels of land situate in the Township of Sugarloaf, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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