SHERIFF'S SALE - COST SHEET

FEDERAL NATIONAL MORTGAGE ASSOCIATION	YS. DUANE L. HOLTER,	DEBORAH K. HOLT	ER, DAVID L
NQ. 77 of 1986	GRAHAM & MARLAIR		-:-
DATE OF SALE: JANUARY 29, 1987	<u>. </u>		
SHERIFF'S COST OF SALE:			
Docket & Levy Service Mailing Advertising, Sale Bills & Newspapers Posting Handbills		\$ 14.00 22.00 27.00 9.00 9.00	
Mileage Crying/Adjourn of Sale Sheriff's Deed Distribution Other COPYWORK		16.00 -7.00 -10.00 -9.00	
	TOTAL	· · · · · · · · · · · · · · · · · · ·	132.00
Press-Enterprise, Inc. Henrie Printing Solicitor's Services	TOTAL	\$ 194.78 37.25 30.00	262.03
PROTHONOTARY: Liens List Deed Notarization Other	. · · · · · · · · · · · · · · · · · · ·	5.00	
RECORDER OF DEEDS: Copywork Deed Othersearch	TOTAL	\$ 13.50 5.00	5.00
REAL ESTATE TAXES:	TOTAL		18.50 *
Borough/Twp. & County Taxes, 19 School Taxes; District, 19 Delinquent Taxes, 19, 19, 19 (Total Amts.) TOTAL	S	
HUNICIPAL REXTS:			
Sewer - Municipality BERWICK Water - Municipality,	19 87 19	\$ 293.77	. 293.77
SURCHARGE FEE: (State Treasurer)		\$\$_	6.00
MISCELLAMEOUS: DEPUTIZE LUZERNE COUNTY LUZERNE COUNTY SHERIFF COSTS		\$5.00 - 23.50 ·	
	TOTAL	\$	
	TOTAL COSTS	\$	745.80

JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. 80X 380 8LOOMSBURG, PA. 17815

PHONE: 717-784-1991

March 16, 1987

Purcell, Nissley, Jrug & Haller Auta: Leon P. Haller 1719 N. Front Street Macrisburg, PA 17102-2392

Doan Sir:

In reference to your letter dated 3/13/87 we sent the deed for the Fleet vs. Graham, Holter and Long. to Mr. Franklin L. Kepner on February 12, 1987.

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

Sincerely,

Sucan S. Beaner
Susan S. Beaver
Deputy Sheriff

SSB

co: Franklin Kepner, Jr.

LAW OFFICES

Purcell, Nissley, Krug & Haller

1719 N. FRONT STREET
HARRISBURG, PENNSYLVANIA 17102-2392

(717) 234-4178

February 16, 1987

JOSEPH NISSLEY (1910-1982)

HERSHEY 1099 GOVERNOR RO. P. O. BOX 563, 17033 (717) 533-3836

> WEST SHORE (717) 761-6034

Franklin L. Kepner, Jr., Esq. Third & Pine Streets Berwick, PA 18603

Re: Fleet vs.
Graham, Holter
and Long

Dear Mr. Kepner:

JOHN W. PURCELL

HOWARD B. KRUG

JOHN W. PURCELL, JR. VALERIE A. POTTEIGER

LEON P. HALLER

As you may be aware, the Sheriff's Sale in the above matter took place on January 29, 1987 with our client being the successful bidder. We enclose herewith the previously executed Quit Claim deed you furnished us so that same can be notarized and returned to me for recording.

Thank you for your cooperation in this matter.

Very truly yours,

Leon P. Haller

LPH:sd Enc.

3//13/87
PLEASE RETURN AS SOON AS POSSIBLE SO THAT WE MAY COMPLETE OUR TITLE PACKAGE FOR OUR CLIENT THANK YOU

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, t
me directed, I seized and took into execution the within described real estate, and after having given du
legal and timely notice of the time and place of sale, by advertisements in divers public newspaper
and by handbills set up in the most public places in my bailiwick, I did on THURSDAY the
29 TH day of JANUARY 19 87, at 10:00
o'clock
to sale at public vendue or outcry, when and where I sold the same to FEDERAL NATIONAL MORTGAGE ASSOCIATION
for the price or sum of SEVEN HUNDRED FORTY FIVE DOLLARS AND EIGHTY CENTS (\$745.80) TAXES AND
COSTS, PLUS FORTEEN DOLLARS AND NINETY TWO CENTS (\$14.92) POUNDAGE Dollar
FEDERAL NA MORT. ASS. 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 SHEET
· · · · · · · · · · · · · · · · · · ·
Sheriff's Office, Bloomsburg, Pa. \ So answers
fred the same of t
John Mille Sheriff

SHERIFF'S SALE REAL ESTATE FINAL COST SHEET

FEDERAL NATIONAL MORTGAGE ASSOCIATION	VS <u>DUANE L. HOLTER, DEBORAH K. HOLTER, DA</u> VID
NO77 of 1986 E.D.	GRAHAM & MARLAIR GRAHAM NO. 765 of 1986 J.D.
DATE OF SALE: JANUARY 29, 1987	
BID PRICE (INCLUDES COSTS) POUNDAGE 2% BID PRICE TRANSFER TAX 2% BID PRICE MISC. COSTS TOTAL NEEDED TO PURCHASE	\$ 745,80 \$ 14,92 \$ \$ \$
PURCHASER(S):	16, to 14 19166 2? - It Mila PA 19166 2? - 100-tg-91 ASSOCIST 2? - Linesher, Eng
AMOUNT RECEIVED BY SHERIFF FROM PURCHASE	ER(S): TOTAL DUE \$ 760,72
	TOTAL DUE \$ 760,72 LESS DEPOSIT \$ 500.00
	DOWN PAYMENT \$
	AMOUNT DUE IN EIGHT DAYS \$ 260. 7.2

SHERIFF'S SALE - COST SHEET

FEDERAL NATIONAL MORTGAGE ASSOCIATION	YS. DUANE L. HOLTER,	DEBORAH K. HOI	_TER, DAVID L
NQ. 77 of 1986	GRAHAM & MARLAIR	GRAHAM	
DATE OF SALE: JANUARY 29, 1987			
SHERIFF'S COST OF SALE:			
Docket & Levy Service Mailing Advertising, Sale Bills & Newspapers Posting Handbills Mileage Crying/Adjourn of Sale Sheriff's Deed Distribution		\$ 14.00 22.00 27.00 9.00 9.00 16.00 7.00 10.00	
Other COPYWORK		<u>9.00</u> 9.00	<u>-</u>
Press-Enterprise, Inc. Henrie Printing Solicitor's Services	TOTAL	\$ 194.78 37.25 30.00	132.00 262.03
PROTHONOTARY: Liens List Deed Notarization Other		\$ 5.00	
=	TOTAL	.,	5.00
RECORDER OF DEEDS: Copywork Deed Othersearch		\$ 13:50 5:00	
•	TOTAL		18.50
REAL ESTATE TAXES:		• •	
Borough/Twp. & County Taxes, 19	(Total Amts.) TOTAL	\$ <u></u>	
MUNICIPAL RENTS:			
Sewer - Municipality BERWICK Water - Municipality	, 19 ⁸⁷ , 19 <u> </u>	\$ 293.77	 \$ 293.77
SURCHARGE FEE: (State Treasurer)			6.00
MISCELLANEOUS: DEPUTIZE LUZERNE COUNTY LUZERNE COUNTY SHERIFF COSTS	i	\$ <u>5.00</u> 23.50	<u> </u>
· · · · ·	TOTAL		s 28.50
	TOTAL COSTS		\$ 745.80

11				DATE AMOUNT
#014542#* #031300821# 212 203675 5#*	Market	THE SUM 260 DOLS 72018	HARRISBURG, PA. 17102	PURCELL NISSLEY KRUG & HALLER 1719 N. FRONT STREET

JOHN R. ADLER



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

PHONE: 717-784-1991

SHERIFF'S SALE REAL ESTATE OUTLINE

	t_{ℓ}
	DATE SENT DATE REC.
RECEIVE AND TIME STAMP	X 160)
DOCKET AND INDEX_	1636
SET FILE UP	16-896
CHECK FOR PROPER INFO	
3 writs of exec.	
3 copies of description	-u
whereabouts of defendants	
non-military affidavít	
3 notices of sheriff's sale	
check for \$500.00	
watchman release form	
TYPE PROPER INFORMATION ON DESCRIPTION	
SET SALE DATE AND ADV. DATES (POST ON CALENDER)	
SET POSTING DATE	
FILL IN EXECUTION NO'S ON PAPERS	
SET DISTRIBUTION DATES:	,
file date within week of sale	
pay date after 10 days of filing	
TYPE UP CARDS FOR PAPERS TO BE SERVED	111
PUT PAPERS TOGETHER WITH CARDS TO BE SERVED	But Parantes
SERVE PAPERS	
notice of writ of execution	1
notice of sheriff's sale	

OFFICE DF

JOHN R. ADLER



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

PHONE: 717-784-1991

	DATE SENT DATE: REC.
writ	
ONCE SERVED, DOCKET SERVICE	
SEND COPY OF SERVICE TO ATTY	
SEND DESCRIPTION TO PRINTER	76 <u>1</u> 3 2
SEND NOTICE TO PRESS FOR PUBLICATION	10 3 -
Adv. 3 weeks prior to sale, once a week Thursdays	
ONCE HANDBILLS ARE RECEIVED, SEND COPIES TO	
Recorder of Deeds	
Tax claim office	
Prothpost on board	
Tax assessment office	
post in sheriff's office	
front of lobby	
atty. office	
send copy to defendant	
SEND NOTICES TO LOCAL TAX COLLECTORS (certified mail)	
WATER AUTH. (certified mail)	· · · · · ·
SEWER (certified mail)	Lee
SEND COPIES TO IRS OFFICE IN PHILA.(cert. mail, include copy of writ along with description)	
SEND COPIES TO PA. PERSONAL TAX AUTH.(cert. mail, include copy of writ along with description)	
IF CORP. SEND COPIES TO PA. SMALL BUSINESS ADM. (cert. mail, included by the send copy of writ along with description)	le ()

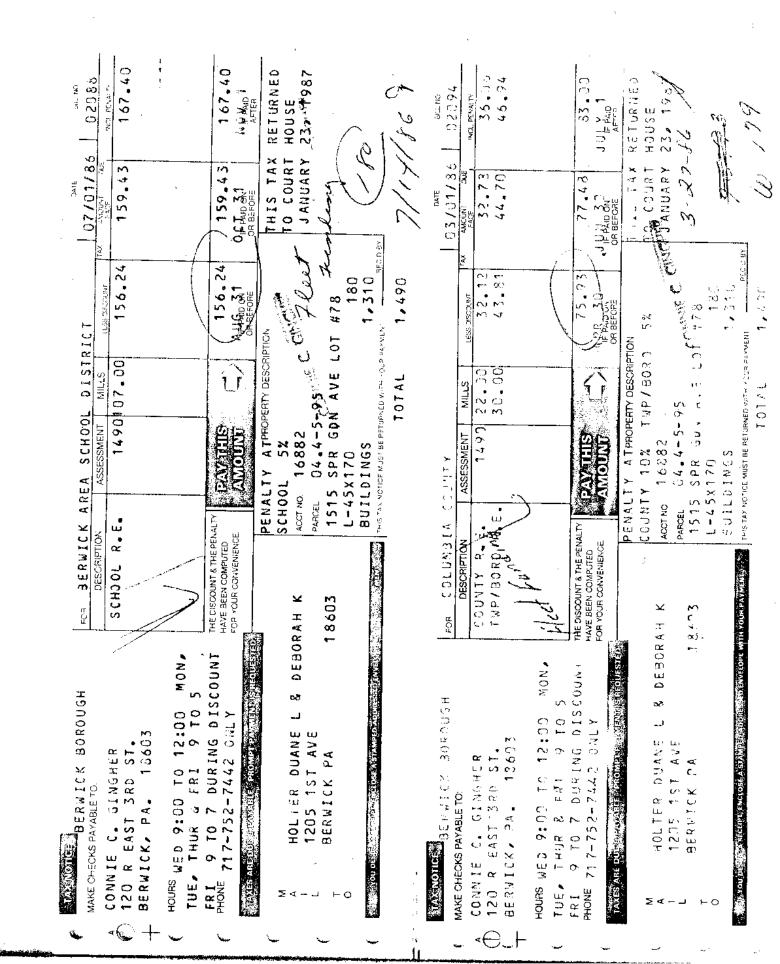
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. 80X 380 BLOOMSBURG, PA. 17815

PHONE; 717-784-1991

	DATE SENT	DATE RECEIVED
30 days BEFORE SALE POST PROPERTY		
send copy of posting to atty.		
PREPARE COST SHEET BEFORE SALE		
HOLD SALE		_
PREPARE FINAL COSTS SHEET		
WITHIN FIVE DAYS OF SALE, POST DISTRIBUTION ALONG WITH AFFADAVIT		
WITHIN TEN DAYS OF FILING DIST., MAKE DISTRIBUTION		
PREPARE DEED AND TAX AFFIDAVIT FOR RECORDER		
SEND DEED TO PROPER ATTY.		
FILE FOLDER		
	· · · · · · · · · · · · · · · · · · ·	



STATE OF PENNSYLVANIA)	CO
COUNTY OF COLUMBIA	}	SS

STATE OF PENNSYLVANIA COUNTY OF COLUMBIA SS: PAUL R. EYERLY 111 PAUL R. EYERLY 111 being duly sworn according and says that Press-Enterprise is a newspaper of general circulation with it and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbic County of Columbia County, Pennsylvania, and was established on the 1st day of March, 1902, and hadaily (except Sundays and Legal Holidays) continuously in said Town, Count the date of its establishment; that hereto attached is a copy of the advertisement in the above entitled proceeding which appeared in the issue on JANDARY 8, 15, 6, 22 exactly as printed and published; that the affiant is one of the owners and that all of the allegations in the foregoing statement as to time, place, publication are true. Sworn and subscribed to before me this Ady of Avenue, North Merchanist County of Columbia County Pennsylvania, and was establishment; that hereto attached is a copy of the date of its establishment; that hereto attached is a copy of the advertisement or notice was published; that neither the sough of the control of the county of Columbia County Pennsylvania, and was established on the stage of the county Pennsylvania, and was established on the stage of the county Pennsylvania, and was establishment; that hereto attached is a copy of the date of its establishment; that hereto attached is a copy of the date of the county of Columbia County Pennsylvania, and was established on the stage of the county Pennsylvania, and was established on the stage of the county Pennsylvania, and was established on the stage of the county Pennsylvania, and was establishment; that hereto attached is a copy of the date of the county Pennsylvania, and was established on the stage of the county Pennsylvania, and was establishment; that hereto attached is a copy of the region of the county Pennsylvania, and the county Penns	do de
And now,	

State of Pennsylvania County of Columbia

SS.

I, Beverly J. Michael, 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

Duane L. Holter and Deborah K. Holter

and find as follows:

NONE

Fee ___\$5.00

In testimony whereof I have set my hand and seal of office this 26th day of January A.D., 19 87.

Burly & michael RECORDER

OFFICE OF JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. 80X 380 BLOOMSBURG, PA. 17815

PHONE: 717-784-1991

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

NO.77 of 86

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

PUSTING OF PROPE	RTY
12/29/86 at 11:20 A.M. PO:	STED A COPY OF THE SHERIFF'S
SALE BILL ON THE PROPERTY OFDUANE AND	DEBORAH HOLTER
1515 SPRING G	ARDEN AVE. BERWICK, PA.
COLUMBIA COUNTY, PENNSYLVANIA. SAID PO	OSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF CONNIE BREECH	
	SO ANSWERS:
	Comi Breach Deputy Sheriff
	FOR:
	<u>JOHN R. ADLER</u> John R. Adler, Sheriff
Sworn and subscribed before me this 29th day of Alexander 1986	
Tami B. Kline, Prothonotary Columbia County, Pennsylvania	

JOHN R. ADLER



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

PHGNE: 717-784-1991

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

NO. 77 of 86

WRIT OF EXECUTION

JOHN R. ADLER John R. Adler, Sheriff

SERVICE ON DUANE HOLTER
ON 12/16/86 AT 12:20 hrs , 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, DUANE HOLTER at 429 SOUTH ARCH ST
BERWICK,PA by HANDING A COPY TO
LORIA HOLTER, MOTHER OF DEFENDANT Service was made by personally handing said Writ of Execution and Notice of Sheriff's Sale of Real Estate to the defendant.
So Answers! Lornie Breeck Deputy Sheriff
For

Sworn and subscribed before me this 16 day of Slee, 1986

Dami B. Aline

Tami B. Klide, Prothonotary
Columbia County, Pennsylvania
PROTH. & CLK. OF SEV. COURTS
MY COMM. EX. 1st MON. JAN. 1, 1988

DFFICE OF

JOHN R. ADLER



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

PHONE: 717-784-1991

OCTOBER 30, 1986

CONNIE GINGHER
TAX COLLECTOR BERWICK BORO
120 R.E.3RD ST.
BERWICK,PA.

Dear Connie;

Enclosed is a notice for a Sheriff's Sale to be held Jan. 29, 1987. Please inform this office if you have any claims. Thank You $\ ^{\bullet}$

CSB Enc.

Sincerely,

SLERIFF'S RETURN

Federal National Mortgage Association PLAINTIFF	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
vs.	No. 77 CD of Term, 19_86
Deborah K. Holter DEFENDANT	WRIT Writ Of Execution (Mortgage Forecle Notice of Sheriff Sale ISSUED 10/30/86
High Sheriff of Columbia County, Pennsylvania, do Hon. Frank Jagodinski, Luzerne County She	
Plaintiff. Defendants alleged address is 217 Third St., Nesc	deputation being made at the request and risk of the copeck, PA 18635 Sheriff, Columbia County, Pennsylvania By Deputy Sheriff
A DDID A VID	
NOW, NOVEMBER 8 19, 86	OF SERVICE , at 9:00 O'Clock A. M, served the E) DEBORAH K. HOLTER NESCOPECK by handing to
HER PERSONALLY original and made Sworn and Subscribed before me his 12 TH lay of NOVEMBER 19 86 ** ** ** ** ** ** ** ** **	a true and attested copy of the known to HER the contents thereof. So Answers,
	Sheriff

Deputy Sheriff



COMMONWEALTH OF PENNSYLVANIA OFFICE OF ATTORNEY GENERAL

November 3, 1986

LeRoy S. Zimmerman ATTORNEY GENERAL

Reply To:

(717) 787-3646 Collections Unit 15th Floor Strawberry Square Harrisburg, Pa. 17120

Connie Breech, Deputy Office of the Sheriff Columbia County Courthouse P. O. Box 380 Bloomsburg, Pa. 17815

Re: Notice of Sheriff Sale

Dear Deputy Breech:

The records of the Collection Unit of the Office of Attorney General indicate no claims in the hands of this unit against Duane L. Holter and Deborah K. Holter. does not rule out the possibility of the Department of Revenue, Labor & Industry, or other departments or instrumentalities having a claim.

Very truly yours,

Thomas C. Zerbe, Jr.

Deputy Attorney General

TCZ/ips

JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY COURTHOUSE - 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. 77 of 1986 WRIT OF EXECUTION

SERVICE ON MARLAIR GRA	AHAM
ON 11/3/86 AT 1315hrs attested copy of the within Writ of Execu of the Notice of Sheriff's Sale of Real Edefendant, MARLAIR GRAHAM	(CEOFO TION ASSESSED
ORANGEVILLE, PA.	by_ DEPUTY
CONNIE BREECH Service was made by personally handing sa Notice of Sheriff's Sale of Real Estate t	id Writ of Execution and to the defendant.
·	So Answers!
	Com Scal Deputy Sheriff
	For:
	JOHN R. ADLER John R. Adler, Sheriff
Sworn and subscribed before me this 6th day of pure 1986 Heler to Cep. Tami B. Kline, Prothonotary Columbia County, Pennsylvania	•

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

JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P.O. BOX 3BO BLOOMSBURG, PA. 17815

PHONE: 717-784-1991

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

NO. 77 of 1986

WRIT OF EXECUTION

SERVICE ON DAVID L. GRA	AHAM.
ON 11/3/86 AT 1315hrs attested copy of the within Writ of Exec of the Notice of Sheriff's Sale of Real defendant, DAVID GRAHAM	, a true and ution and a true copy Estate was served on the at MAIN SIREEI
ORANGEVILLE, PA	by DEPUTY CONNIE
BREECH BY HANDING A COPY TO HIS WIFE MARL XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	AIR GRAHAM aid Writ of Execution and to the defendant.
	So Answers!
	Deputy Sheriff
	For:
	<u>JOHN R. ADLER</u> John R. Adler, Sheriff
Sworn and subscribed before me this 6 th day of household 1786	

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

Tami B. Kline, Prothonotary Columbia County, Pennsylvania

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 77 OF 1986, E.D. ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COURTHOUSE, IN THE TOWN OF BLOOMSBURG, COLUMBIA COUNTY, PENNSYLVANIA, ON.

THURSDAY, JANUARY 29, 1987 AT 10:00 A.M.
IN THE FORENOON OF 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 Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located along the northern side of Spring Garden Avenue and 225 feet from the intersection of Poplar Street and Spring Garden Avenue; thence along the northern side of Spring Garden Avenue, North 88 degrees 00 minutes W*st, 45 feet to an iron pin; thence along land of Ray Grassley, Lot No. 77, North 02 degrees 00 minutes East, 170 feet to an iron pin located along the southern side of a fifteen foot alley; thence along the southern side of said alley, South 88 degrees 00 minutes East, 45 feet to an iron pin; thence along land of Harold Barnum, Lot No. 79, South 02 degrees 00 minutes West, 170 feet to an iron pin, the place of beginning.

Said description being taken from a survey prepared by J. M. Fenstermacher and Associates, dated September 1, 1980, designated as Lot No. 78; Containing 1,650 square feet and upon which is located a two and one-half story frame dwelling house, Known as 1515 Spring Garden Ave. Berwick, Pa.

BEING THE SAME PREMISES which David L. Graham and MarLair Graham by deed dated July 25, 1983 and recorded July 26, 1983, in Deed Book 321, Page 1, granted and conveyed unto Duane L. Holter and Deborah K. Holter.

SEIZED IN EXECUTION as the property of Duane L. Holter and Deborah K. Holter under Judgment No. 765, 1985, Columbia County.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will for all sales where the filing of a schedule of distribution if required, file said schedule of distribution not later than thirty (30) days after the sale, 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.

TERMS OF SALE: TEN (10%) PERCENT CASH OR CERTIFIED CHECK TIME OF SALE. BALANCE CASH OR CERTIFIED CHECK WITHIN EIGHT (8) DAYS AFTER SALE.

PURCELL, NISSLEY, KRUG & HALLER LEON P. HALLER, ESQ.

TO BE SOLD BY:
JOHN R. ADLER, SHERIFF

JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. D. 80X 380 BLOOMSBURG, PA. 17815

PHONE: 717-784-1991

OCTOBER 30, 1986

CHRIS KLINGER BORO OF BERWICK 344 MARKET ST. BERWICK, PA. 18603

Dear Chris;

Enclosed is a notice for Sheriff's sale to be howd Jan. 29, 1987. Please inform this office if you have any claims. Thank You.

CSB Enc.

Sincerely,

JOHN R. ADLER



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

PHONE: 717-784-1991

OCTOBER 30, 1986

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

Dear Mr. Zerbe;

Enclosed is a notice for a Sheriff's Sale to be held by our office on Jan. 29, 1987. Please notify us if you have any claims. Thank You.

P.S. Sorry about the mis-spelling

and the state of t

CSB Enc.

Sincerely,

JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. C. 80X 380 BLOCMSBURG, PA. 17815

PHONE: 717-784-1991

OCTOBER 30, 1986

KEYSTONE WATER CO. P.O. BOX 313 MILTON,PA. 17847

Dear Sirs;

Enclosed is a Sheriff's Sale to be held by our office on Jan. 29, 1986. Please inform us if you have any claims. Thank You.

CSB Enc.

Sincerely,

JOHN R. ADLER



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

PHONE: 717-784-1991

OCTOBER 30, 1986

PRESS-ENTERPRISE, INC ATT: SUSAN SHOTWELL P.O. BOX 745 BLOOMSBURG, PA. 17815

Dear Sue;

Enclosed is a notice for Sheriff's Sale to be held Jan. 29,1987 at 10:00 A.M. Please advertise the following sale on Jan. 8, 15, and 22 of 1987. If you have any questions please feel free to contact our office.

CSB Enc.

Sincerely,

JOHN R. ADLER



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

PHONE: 717-784-1991

OCTOBER 30, 1986

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF ACCOUNTS SETTLEMENT P.O. BOX 2055 HARRISBUR_,PA. 17105

Dear Sirs;

Enclosed is a notice of Sheriff's Sale to be held by our office an Jan. 29, 1987. Please notify us if you have any claims. Thank You

CSB Enc.

Sincerely,

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO

PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE	NOTICE:
will	That the Sheriff's Sale of Real Property (real estate) be held on:
	The location of the sale will be
	ato'clock, prevailing local
time.	•
build	THE PROPERTY TO BE SOLD is delineated in detail in a description mainly consisting of a statement of the measured daries of the property, together with a brief mention of the dings and any other major improvements erected on the land. description attached.) THE LOCATION of your property to be sold is: 1515 Spring Garden
	Berwick, Columbia County, Pennsylvania
being	THE JUDGMENT under or pursuant to which your property is sold is docketed to:
	No. 765 1986
	In Columbia County, Pennsylvania
PROPE	THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS CRTY IS:
	DUANE L. HOLTER AND
	DEBORAH K HOTTED

A SCHEDULE OF DISTRIBUTION being a list of the persons, and/or governmental or corporate entitles or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff within thirty (30) days after the sale and distribution of the proceeds in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Columbia County Courthouse, Bloomsburg,

THIS PAPER is a notice of the time and place of the sale of your property. It has been issued because there is a Judgment against you. It may cause your property to be held to be sold 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 PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Court Administrator Columbia County Courthouse Bloomsburg, PA 17815 (717) 784-1991 Ext. 267

THE LEGAL RIGHTS YOU MAY HAVE ARE:

- l. You may file a petition with Court of Common Pleas of Columbia County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
- 2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
- 3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County at one of the

Court's regularly scheduled Business Court sessions. The peititon must be served on the attorney for the creditor or on the creditor at least two business days before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Columbia County Courthouse, Bloomsburg, Pennsylvania 17815, before presentation of the petition to the Court.

A copy of the Writ of Execution is attached hereto.

VICTOR VANDLING SHERIFF, COLUMBIA COUNTY LEON P. HALLER, ESQ. PURCELL, NISSLEY, KRUG & HALLER

All THAT CERTAIN piece, parcel and tract of land situate in the Borough of Berwick, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located along the northern side of Spring Garden Avenue and 225 feet from the intersection of Poplar Street and Spring Garden Avenue; thence along the northern side of Spring Garden Avenue, North 88 degrees 00 minutes West, 45 feet to an iron pin; thence along land of Ray Grassley, Lot No. 77, North 02 degrees 00 minutes East, 170 feet to an iron pin located along the southern side of a fifteen foot alley; thence along the southern side of said alley, South 88 degrees 00 minutes East, 45 feet to an iron pin; thence along land of Harold Barnum, Lot No. 79, South 02 degrees 00 minutes West, 170 feet to an iron pin, the place of beginning.

Said description being taken from a survey prepared by J. M. Fenstermacher and Associates, dated September 1, 1980, designated as Lot No. 78; Containing 1,650 square feet and upon which is located a two and one-half story frame dwelling house.

BEING THE SAME PREMISES which David L. Graham and MarLair Graham by deed dated July 25, 1983 and recorded July 26, 1983, in Deed Book 321, Page 1, granted and conveyed unto Duane L. Holter and Deborah K. Holter.

SEIZED IN EXECUTION as the property of Duane L. Holter and Deborah K. Holter under Judgment No. 765, 1985, Columbia County.

NOTICE OF SHERIFF'S SALE

OF REAL PROPERTY PURSUANT TO

PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129

TAKE NOTICE:	
That the Sheriff's Sale of Real Property (real estate) will be held on:	
The location of the sale will be	
ato'clock, prevailing local	
time.	
THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measur boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (See description attached.) THE LOCATION of your property to be sold is: 1515 Spring Garden	ed
Berwick, Columbia County, Pennsylvania	
THE JUDGMENT under or pursuant to which your property is being sold is docketed to:	
No. 765 1986	
In Columbia County, Pennsylvania	
THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY IS:	
DUANE L. HOLTER AND	
DEBORAH K. HOLTER	

A SCHEDULE OF DISTRIBUTION being a list of the persons, and/or governmental or corporate entitles or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff within thirty (30) days after the sale and distribution of the proceeds in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Columbia County, Columbia County Courthouse, Bloomsburg, Pennsylvania 17815 (717) 784-1991.

THIS PAPER is a notice of the time and place of the sale of your property. It has been issued because there is a Judgment against you. It may cause your property to be held to be sold 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 PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

Court Administrator Columbia County Courthouse Bloomsburg, PA 17815 (717) 784-1991 Ext. 267

THE LEGAL RIGHTS YOU MAY HAVE ARE:

- 1. You may file a petition with Court of Common Pleas of Columbia County to open the judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
- 2. After the Sheriff's Sale you may file a petition with the Court of Common Pleas of Columbia County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
- 3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Columbia County at one of the

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SEIZED IN EXECUTION as the property of Duane L. Holter and Deborah K. Holter under Judgment No. 765, 1985, Columbia County.

There will be placed in your hand	
Execution in Mortgage Foreclosure	
Federal National Mortgage Associa	tion
	PLAINTIFF, vs.
David L. Graham, Marlair Graham, D	uane L. Holter and
Deborah K. Holter	DEFENDANT (S).
No. 765 1986	
INSTRUC	TIONS
If Writ of Execution, state what If Real Estate, attach five (5) of the location of premises. In all as to parties to be served with a	opies of description together with services, give full information
Real Estate at 1515 Spring Garden	, Berwick, PA 18603.
Duane L. Holter: R. D. #4, Blooms	burg, PA 17815
Deborah K. Holter: 217 Third Stre David L. Graham: Main Street, Or Marlair Graham: Main Street, Or	angeville_PA 17859

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sherift to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

ATTORNEY FOR PLAINTIPF
LEON P. HALLER

ATTORNEY FOR PLAINTIFF LEON P. HALLER

FEDERAL NATIONAL MORTGAGE ASSOCIATION,

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

Plaintiff:

-VS-

NO. 765 1986

DAVID L. GRAHAM, MARLAIR GRAHAM,

CIVIL ACTION - LAW

DUANE L. HOLTER AND

MORTGAGE FORECLOSURE

DEBORAH K. HOLTER,

Defendants:

PLAINTIFF'S AFFIDAVIT PURSUANT TO RULE 3129

:

LEON P. HALLER, ESQUIRE, Attorney for the Plaintiff in the above captioned matter, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at ____ 1515 Spring Garden, Berwick, PA

- That he has made a good faith investigation as to the whereabouts of the Defendant(s) and/or owner(s), including but not limited to an investigation of the records of the United States Postal Service, taxing authorities of the subject municipality, and the telephone directory of the area or surrounding community where the defendant(s) and/or owner(s) last resided and the property in question, and after such investigation he avers:
 - Name and address of owner(s) or reputed owner(s):

Duane L. Holter: R. D. #4, Bloomsburg, PA 17815 Deborah K. Holter: 217 Third Street, Nescopeck, PA 18635

3. Name and address of defendant(s) in the judgment if different from that listed in 2 above:

David L. Graham and Marlair Graham: Main Street, Orangeville, PA 17859

Name and address of every judgment creditor whose judgment is a record on the real property to be sold:

Home Consumer Discount Company Avco Financial Services 164 W. Main Street Bloomsburg, PA 17815

31 N. Main Street Pittston, PA 18640

5. Name and address of last recorded holder of every mortgage of record:

6. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

LEON P. HALLER 115700 Attorney for Plaintiff

FEDERAL NATIONAL MORTGAGE ASSOCIATION,

IN THE COURT OF COMMON PLEAS OF COLUMBIA

Plaintiff :

COUNTY, PENNA.

NO. 765 1986

DAVID L. GRAHAM, MARLAIR GRAHAM,

-vs-

CIVIL ACTION - LAW

DUANE L. HOLTER AND DEBORAH K. HOLTER,

MORTGAGE FORECLOSURE

Defendants:

PLAINTIFF'S AFFIDAVIT PURSUANT TO RULE 3129

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 - Name and address of owner(s) or reputed owner(s): 2.

Duane L. Holter: R. D. #4, Bloomsburg, PA 17815 Deborah K. Holter: 217 Third Street, Nescopeck, PA 18635

3. Name and address of defendant(s) in the judgment if different from that listed in 2 above:

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5. Name and address of last recorded holder of every mortgage of record:

6. Name and address of every other person who has any record interest in or record lien on the property and whose interest may be affected by the sale:

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

LEON P. HALLER #15700 Attorney for Plaintiff FEDERAL NATIONAL MORTGAGE ASSOCIATION, PLAINTIFF

IN THE COURT OF COMMON PLEAS GENERAL REPRESENTATION COLUMNIA

COLUMBIA COUNTY, PENNSYLVANIA

vs.

DAVID L. GRAHAM, MARLAIR GRAHAM, DUANE L. HOLTER AND DEBORAH K. HOLTER, DEFENDANTS

WRIT OF EXECUTION (Mortgage Foreclosure)

No	19 E.D
No	19 A.D.
No. 765- 1986	/ 2 19 ID

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

COMMONWEALTH OF PENNSYLVANIA:				
COUNTY OF COLUMBIA				
TO THE SHERIFF OFCOLUMN	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):				
1515 Spring Garden,	Columbia County, Berwick, Pennsylvania			
Principal Due Interest txxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	\$ 19,608.10 8,068.88 to 12/1/86 368.52 to 12/1/86 506.66 \$ 1,427.61			
TOTAL WRIT Dated 10-27-86	\$ 29,979.77			
(SEAL)	By: Helica K. Linn Deputy			

FEDERAL NATIONAL MORTGAGE ASSOCIATION,
PLAINTIFF

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

VS.

NO. 765 1986

DAVID L. GRAHAM, MARLAIR GRAHAM, DUANE L. HOLTER AND

IN MORTGAGE FORECLOSURE

DEBORAH K. HOLTER, DEFENDANTS

AFFIDAVIT THAT THE DEFENDANT
IS NOT IN THE MILITARY SERVICE
PURSUANT TO "SOLDEIRS AND SAILORS"
CIVIL RELIEF ACT OF 1940, AS AMENDED

COMMONWEALTH OF PENNSYLVANIA

SS

COUNTY OF DAUPHIN

Personally appeared before me a Notary Public in and for said Commonwealth and County, LEON P. HALLER, ESQUIRE, who being duly sworn according to law deposes and says that the Defendant(s) above named is/are not in the Military or Naval Service nor are they engaged in any way which would bring them within the Soldiers and Sailors Relief Act of 1940, as amended.

Sworn to and subscribed before me this 33 day

of October , 1986.

Notary Public

Jano, R. School of the County
My County of Tueling Sept. 4 1389
Hone'sburg, FA Dauphin County

