

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

Date: October 21, 1987

To: State Tax Office  
Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Accounts Settlement  
P.O. Box 2055  
Harrisburg, Pa. 17105

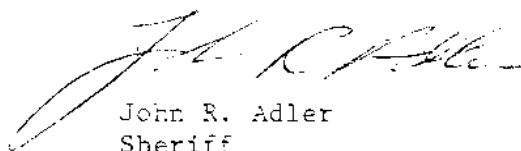
RE: Columbia Co. Farmers Natl. Union vs Carroll M. Fritz and Marilyn J. Fritz and  
United States of America Farmers Home Admin.  
No. 53 of 1987 ED No. 419 of 1987 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have  
any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

  
John R. Adler  
Sheriff

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1991

Date: October 21, 1987

To: Pennsylvania Personal Tax  
Thomas C. Zerbe, Jr.  
Deputy Attorney General  
Collections Unit  
Fourth and Walnut Sts.  
Harrisburg, Pa. 17120

RE: Columbia Co. Farmers Natl. vs Carroll M. Fritz and Marilyn J. Fritz and  
United States of America Farmers Home Admin.  
No. 53 of 1987 ED No. 419 of 1987 JD

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Sincerely,

John R. Adler  
Sheriff

OFFICE OF  
JOHN R. ADLER



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

PHONE  
717-784-1091

Date: October 21, 1987

To: Tax Collector

Martha L. Starr

RD#3

Box 216

Benton, Pa. 17814

RE: Columbia Co. Farmers Natl. vs Carroll M. Fritz and Marilyn J. Fritz and  
United States of America Farmers Home Admin.  
No. 53 of 1987 ED No. 419 of 1987 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have  
any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "John R. Adler".

John R. Adler  
Sheriff

OFFICE OF  
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA. 17816

PHONE  
717-784-1891

Date: October 21, 1987

To: Benton Township Tax Collector

Danny H. Stoneham

RD#2 Green Acre Dr.,

Benton, Pa. Midtown Plaza 17814

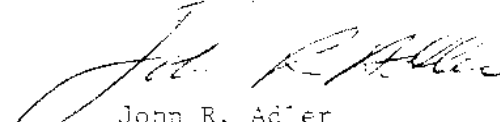
RE: Columbia Co. Farmers Natl. vs Carroll M. Fritz and Marilyn J. Fritz  
Bank and United States of America Farmers Home Admin.  
No. 53 of 1987 ED No. 419 of 1987 JD

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Sincerely,

  
John R. Adler  
Sheriff

OFFICE OF  
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA. 17816

PHONE  
717-754-1991

Date: October 21, 1987

To: Dept. of Public Welfare  
Office of F. A. I. R.  
Department of Public Welfare  
P.O. Box 8016  
Harrisburg, Pa. 17105

RE: Columbia Co. Farmers Natl. vs Carroll M. Fritz and Marilyn J. Fritz and  
United States of America Farmers Home Admin.  
No. 53 of 1987 ED No. 419 of 1987 JD

Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale. If you have  
any claims against this property, notify this office IMMEDIATELY.

Feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in dark ink, appearing to read "John R. Adler".  
John R. Adler  
Sheriff

## SHERIFF'S SALE DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Townships of Jackson and Benton, in the County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the public road leading from Rohrsburg to Waller, where William Rider's north line intersects the same; thence along the same, south 8 degrees east, 859 feet more or less, to a corner in line of lands of Arthur Wyant; thence along Wyant's line, north 79 degrees 30 minutes west, 71 perches, more or less, to an iron pin corner in line of lands of Parrish; thence along the same, north 28 degrees 30 minutes west, 64.66 perches to a stake and stones corner witness by a hickory tree; north 21 degrees 20 minutes west, 21 perches to an apple tree, north 17 degrees west, 15.36 perches to an iron pin corner; thence north 66 degrees east 10 perches to an iron pin; north 76 degrees east, 11.66 perches to an iron pin corner on the west side of the public road leading from Waller to Rohrsburg; thence along the same, north 4 degrees west, about 61 perches to the line of lands now or late of McHenry's; thence along the same, south 74 degrees east, 33.9 perches to a corner; thence north 61 degrees east, 119 perches to a white oak corner in line of lands of John Trainer; thence along the same, south 15 degrees 45 minutes east, 42 perches; south 25 degrees 30 minutes east, 15 perches; south 10 degrees 30 minutes east, 16.8 perches; south 50 degrees west, 7 perches to a point in the public road leading from Benton to Rohrsburg; thence along the same, south 66 degrees 30 minutes east, 7.2 perches; south 5 degrees east, 10.75 perches to a corner where Trailer's and Moss's land intersects the same; thence south 85 degrees west, 6.66 perches to a corner; thence in a southeasterly course about 65 perches to a corner in line of lands of William Rider, said corner being 350 feet measured along Rider's line, from the center line of the public road leading from Rohrsburg to Benton; thence along the same (Rider's Land) south 80 degrees 15 minutes west, 75.4 perches to the place of beginning. CONTAINING 147.22 acres of land be the same more or less.

EXCEPTING AND RESERVING out and from the above-described land a road way or strip of land along line of lands now or late of Arthur Wyant 20 feet in width from the public road to other lands of now or formerly Parrish.

EXCEPTING AND RESERVING, however, to the Grantors herein and their predecessors in title, one-half of all the minerals, oil, gas in and under the above described premises, now in the name of said Grantors, if any, together with the

ight to mine, prospect, drill and develop and remove the same from the said premises without damage.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT, the following described parcel of land reserved by the Grantors herein being partly situate in Jackson Township and partly in Benton Township bounded and described as follows:

BEGINNING at a point situate along the easterly right of way line of Township Route 812 at its intersection with the centre line of Township Route 680, said point being in line of other lands of the Grantor hereinbefore described and conveyed to Grantees herein; thence along and through Township Route 812 south 3 degrees 20 minutes east, 250 feet to a point in said Township Route 812 and in line of other lands of Carroll M. Fritz and Marilyn J. Fritz, his wife; thence along lands of said Fritz, south 87 degrees 35 minutes west 561 feet to an iron pin corner; thence continuing by the same north 3 degrees 20 minutes west 560.5 feet to an iron pin corner; thence continuing by the same north 87 degrees 35 minutes east, 561 feet to an iron pin corner; thence continuing by the lands of said Fritz and along and through Township Route 684, south 3 degrees 20 minutes east, 310.5 feet to a point being the place of beginning. CONTAINING 7 acres of land.

The aforesaid description prepared in accordance with draft of survey of James H. Patton, R. S., dated May, 1971.

ALSO EXCEPTING AND RESERVING from the aforescribed premises a parcel of land conveyed by the Grantors herein to the Township of Benton as said premises will be described more fully in Columbia County Deed Book 216, at Page 567.

ALSO EXCEPTING AND RESERVING THEREFROM AND THEREOUT the following:

1. Parcel or lot of land containing 3.205 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated September 20, 1976 and recorded in Columbia County Deed Book 278 at Page 317, unto Charles A. Musitano and Karen M. Musitano, his wife.

2. Parcel or lot of land containing 10.455 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife,

by Deed dated December 1, 1976 and recorded in Columbia County Deed Book 279 at Page 313, unto Christopher M. Ravenshear.

3. Parcel or lot of land containing .6364 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Quit-Claim Deed dated December 1, 1976 and recorded in Columbia County Deed Book 279 at Page 317, unto Christopher M. Ravenshear.

4. Parcel or lot of land containing 6.172 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated March 10, 1978 and recorded in Columbia County Deed Book 285 at Page 1048, unto Thomas J. O'Brien.

5. Parcel or lot of land containing 8.396 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated August 24, 1978 and recorded in Columbia County Deed Book 288 at Page 793, unto Andrew J. Morack and Ruth V. Morack, his wife.

6. Parcel or lot of land containing 12.499 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated January 18, 1979 and recorded in Columbia County Deed Book 290 at Page 954, unto Russell Peterman and Debbie Ann Peterman, his wife.

7. Parcel or lot of land containing 2.00 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated June 29, 1979 and recorded in Columbia County Deed Book 293 at Page 1063, unto Wayne Mulligan and Nancy J. Mulligan, his wife.

8. Parcel or lot of land containing 3.54 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated February 1, 1984 and recorded in Columbia County Record Book 328 at Page 583, unto John G. Kogurt and Sandra L. Kogurt, his wife.

9. Parcel or lot of land containing 2.309 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated February 8, 1983 and recorded in Columbia County Record Book 338 at Page 234, unto Bradley L. Williams.

10. Parcel or lot of land containing 10.14 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated October 22, 1984 and recorded in Columbia County Record Book 339 at Page 352, unto Galen Snyder and Kathleen Snyder.

TOGETHER with all buildings and improvements erected thereon.



COLUMBIA COUNTY FARMERS	:	IN THE COURT OF COMMON PLEAS
NATIONAL BANK,	:	OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY BRANCH, PA.
	:	
VS.	:	CIVIL ACTION - LAW
	:	
CARROLL M. FRITZ and	:	MORTGAGE FORECLOSURE
MARILYN J. FRITZ, his wife,	:	
AND	:	
UNITED STATES OF AMERICA	:	NO. 419 OF 1987
FARMERS HOME ADMINISTRATION,	:	
DEFENDANTS.	:	

**NOTICE OF SHERIFF'S SALE - REAL PROPERTY**

TO: MARILYN J. FRITZ  
R. D. #1  
Benton, PA 17814

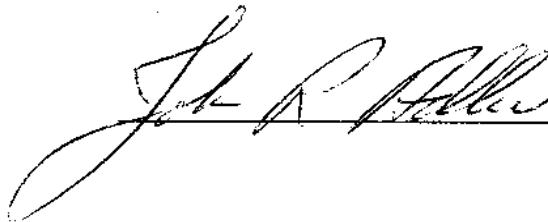
NOTICE is hereby given that by virtue of a Writ of Execution, No.            of 1987, issued out of the Court of Common Pleas of Columbia County, a Sheriff's Sale will be conducted on Thursday, the 17th day of December, 1987, at 11.00 o'clock, A.M., at the Office of the Columbia County Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania. This Notice is being given to you since the public records of Columbia County indicate that you have a lien interest in certain premises owned by Carroll M. Fritz and Marilyn J. Fritz, of R. D. #1, Benton, Pennsylvania.

Said premises are located in the Township of Benton and the Township of Jackson, County of Columbia, and are more fully described in the attachment, which is marked Exhibit "A" and incorporated herein by reference.

If you fail to attend the aforesaid sale, your lien interest in the subject real property will be forever lost. It is suggested that you contact legal counsel in order to review your rights and responsibilities with respect to your lien interest in the aforesaid premises. You are also notified that if the sale is stayed, continued, postponed or adjourned to a date certain within 45 days of the scheduled sale, and public announcement thereof including the new date is made to the bidders assembled at the time and place originally fixed for the sale, no new notice shall be provided to you, but there will be only one such stay, continuance, postponement or adjournment without new notice.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff, not later than 30 days after the sale. In addition, you are notified that distribution will be made in accordance with this Schedule unless exceptions are filed thereto within ten (10) days thereafter.

COLUMBIA COUNTY SHERIFF

A handwritten signature in cursive script, likely of the Sheriff, is written over a horizontal line. The signature is stylized and appears to be 'J. R. Allen'.

## SHERIFF'S SALE DESCRIPTION

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2. Parcel or lot of land containing 10.455 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife,

by Deed dated December 1, 1976 and recorded in Columbia County Deed Book 279 at Page 313, unto Christopher M. Ravenshear.

3. Parcel or lot of land containing .6364 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Quit-Claim Deed dated December 1, 1976 and recorded in Columbia County Deed Book 279 at Page 317, unto Christopher M. Ravenshear.

4. Parcel or lot of land containing 6.172 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated March 10, 1978 and recorded in Columbia County Deed Book 285 at Page 1048, unto Thomas J. O'Brien.

5. Parcel or lot of land containing 8.396 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated August 24, 1978 and recorded in Columbia County Deed Book 288 at Page 793, unto Andrew J. Morack and Ruth V. Morack, his wife.

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7. Parcel or lot of land containing 2.00 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated June 29, 1979 and recorded in Columbia County Deed Book 293 at Page 1063, unto Wayne Mulligan and Nancy J. Mulligan, his wife.

8. Parcel or lot of land containing 3.54 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated February 1, 1984 and recorded in Columbia County Record Book 328 at Page 583, unto John G. Kogurt and Sandra L. Kogurt, his wife.

9. Parcel or lot of land containing 2.309 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated February 8, 1983 and recorded in Columbia County Record Book 338 at Page 234, unto Bradley L. Williams.

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TOGETHER with all buildings and improvements erected thereon.

COLUMBIA COUNTY FARMERS	:	IN THE COURT OF COMMON PLEAS
NATIONAL BANK,	:	OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY BRANCH, PA.
	:	
VS.	:	CIVIL ACTION - LAW
	:	
CARROLL M. FRITZ and	:	MORTGAGE FORECLOSURE
MARILYN J. FRITZ, his wife,	:	
AND	:	
UNITED STATES OF AMERICA	:	NO. 419 OF 1987
FARMERS HOME ADMINISTRATION,	:	
DEFENDANTS.	:	

**NOTICE OF SHERIFF'S SALE - REAL PROPERTY**

TO: CARROLL M. FRITZ  
R. D. #1  
Benton, PA 17814

NOTICE is hereby given that by virtue of a Writ of Execution, No.            of 1987, issued out of the Court of Common Pleas of Columbia County, a Sheriff's Sale will be conducted on Thursday, the 17th day of DECEMBER, 1987, at 10.00 o'clock, A.M., at the Office of the Columbia County Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania. This Notice is being given to you since the public records of Columbia County indicate that you have a lien interest in certain premises owned by Carroll M. Fritz and Marilyn J. Fritz, of R. D. #1, Benton, Pennsylvania.

Said premises are located in the Township of Benton and the Township of Jackson, County of Columbia, and are more fully described in the attachment, which is marked Exhibit "A" and incorporated herein by reference.

If you fail to attend the aforesaid sale, your lien interest in the subject real property will be forever lost. It is suggested that you contact legal counsel in order to review your rights and responsibilities with respect to your lien interest in the aforesaid premises. You are also notified that if the sale is stayed, continued, postponed or adjourned to a date certain within 45 days of the scheduled sale, and public announcement thereof including the new date is made to the bidders assembled at the time and place originally fixed for the sale, no new notice shall be provided to you, but there will be only one such stay, continuance, postponement or adjournment without new notice.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff, not later than 30 days after the sale. In addition, you are notified that distribution will be made in accordance with this Schedule unless exceptions are filed thereto within ten (10) days thereafter.

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TOGETHER with all buildings and improvements erected thereon

COLUMBIA COUNTY FARMERS	:	IN THE COURT OF COMMON PLEAS
NATIONAL BANK,	:	OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY BRANCH, PA.
	:	
VS.	:	CIVIL ACTION - LAW
	:	
CARROLL M. FRITZ and	:	MORTGAGE FORECLOSURE
MARILYN J. FRITZ, his wife,	:	
AND	:	
UNITED STATES OF AMERICA	:	NO. 419 OF 1987
FARMERS HOME ADMINISTRATION,	:	
DEFENDANTS.	:	

**NOTICE OF SHERIFF'S SALE - REAL PROPERTY**

TO: COMMODITY CREDIT - ASC COMMITTEE  
1129 Old Berwick Road  
Bloomsburg, PA 17815

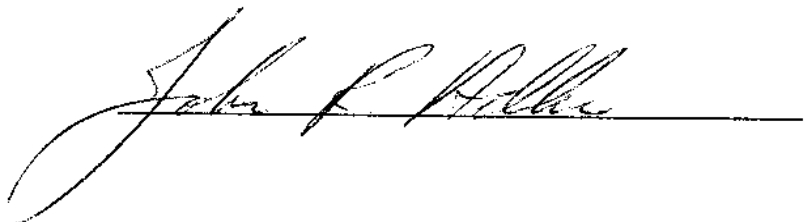
NOTICE is hereby given that by virtue of a Writ of Execution, No.            of 1987, issued out of the Court of Common Pleas of Columbia County, a Sheriff's Sale will be conducted on Thursday, the 17th day of DECEMBER, 1987, at 10:00 o'clock, A.M., at the Office of the Columbia County Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania. This Notice is being given to you since the public records of Columbia County indicate that you have a lien interest in certain premises owned by Carroll M. Fritz and Marilyn J. Fritz, of R. D. #1, Benton, Pennsylvania.

Said premises are located in the Township of Benton and the Township of Jackson, County of Columbia, and are more fully described in the attachment, which is marked Exhibit "A" and incorporated herein by reference.

If you fail to attend the aforesaid sale, your lien interest in the subject real property will be forever lost. It is suggested that you contact legal counsel in order to review your rights and responsibilities with respect to your lien interest in the aforesaid premises. You are also notified that if the sale is stayed, continued, postponed or adjourned to a date certain within 45 days of the scheduled sale, and public announcement thereof including the new date is made to the bidders assembled at the time and place originally fixed for the sale, no new notice shall be provided to you, but there will be only one such stay, continuance, postponement or adjournment without new notice.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff, not later than 30 days after the sale. In addition, you are notified that distribution will be made in accordance with this Schedule unless exceptions are filed thereto within ten (10) days thereafter.

COLUMBIA COUNTY SHERIFF

A handwritten signature in cursive script, appearing to read "John F. Miller", is written over a horizontal line.

## SHERIFF'S SALE DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Townships of Jackson and Benton, in the County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the public road leading from Rohrsburg to Waller, where William Rider's north line intersects the same; thence along the same, south 8 degrees east, 859 feet more or less, to a corner in line of lands of Arthur Wyant; thence along Wyant's line, north 79 degrees 30 minutes west, 71 perches, more or less, to an iron pin corner in line of lands of Parrish; thence along the same, north 28 degrees 30 minutes west, 64.66 perches to a stake and stones corner witness by a hickory tree; north 21 degrees 20 minutes west, 21 perches to an apple tree, north 17 degrees west, 15.36 perches to an iron pin corner; thence north 66 degrees east 10 perches to an iron pin; north 76 degrees east, 11.66 perches to an iron pin corner on the west side of the public road leading from Waller to Rohrsburg; thence along the same, north 4 degrees west, about 61 perches to the line of lands now or late of McHenry's; thence along the same, south 74 degrees east, 33.9 perches to a corner; thence north 61 degrees east, 119 perches to a white oak corner in line of lands of John Trainer; thence along the same, south 15 degrees 45 minutes east, 42 perches; south 25 degrees 30 minutes east, 15 perches; south 10 degrees 30 minutes east, 16.8 perches; south 50 degrees west, 7 perches to a point in the public road leading from Benton to Rohrsburg; thence along the same, south 66 degrees 30 minutes east, 7.2 perches; south 5 degrees east, 10.75 perches to a corner where Trailer's and Moss's land intersects the same; thence south 85 degrees west, 6.66 perches to a corner; thence in a southeasterly course about 65 perches to a corner in line of lands of William Rider, said corner being 350 feet measured along Rider's line, from the center line of the public road leading from Rohrsburg to Benton; thence along the same (Rider's Land) south 80 degrees 15 minutes west, 75.4 perches to the place of beginning. CONTAINING 147.22 acres of land be the same more or less.

EXCEPTING AND RESERVING out and from the above-described land a road way or strip of land along line of lands now or late of Arthur Wyant 20 feet in width from the public road to other lands of now or formerly Parrish.

EXCEPTING AND RESERVING, however, to the Grantors herein and their predecessors in title, one-half of all the minerals, oil, gas in and under the above described premises, now in the name of said Grantors, if any, together with the

ight to mine, prospect, drill and develop and remove the same from the said premises without damage.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT, the following described parcel of land reserved by the Grantors herein being partly situate in Jackson Township and partly in Benton Township bounded and described as follows:

BEGINNING at a point situate along the easterly right of way line of Township Route 812 at its intersection with the centre line of Township Route 680, said point being in line of other lands of the Grantor hereinbefore described and conveyed to Grantees herein; thence along and through Township Route 812 south 3 degrees 20 minutes east, 250 feet to a point in said Township Route 812 and in line of other lands of Carroll M. Fritz and Marilyn J. Fritz, his wife; thence along lands of said Fritz, south 87 degrees 35 minutes west 561 feet to an iron pin corner; thence continuing by the same north 3 degrees 20 minutes west 560.5 feet to an iron pin corner; thence continuing by the same north 87 degrees 35 minutes east, 561 feet to an iron pin corner; thence continuing by the lands of said Fritz and along and through Township Route 684, south 3 degrees 20 minutes east, 310.5 feet to a point being the place of beginning. CONTAINING 7 acres of land.

The aforesaid description prepared in accordance with draft of survey of James H. Patton, R. S., dated May, 1971.

ALSO EXCEPTING AND RESERVING from the aforescribed premises a parcel of land conveyed by the Grantors herein to the Township of Benton as said premises will be described more fully in Columbia County Deed Book 216, at Page 567.

ALSO EXCEPTING AND RESERVING THEREFROM AND THEREOUT the following:

1. Parcel or lot of land containing 3.205 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated September 20, 1976 and recorded in Columbia County Deed Book 278 at Page 317, unto Charles A. Musitano and Karen M. Musitano, his wife.

2. Parcel or lot of land containing 10.455 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife,

by Deed dated December 1, 1976 and recorded in Columbia County Deed Book 279 at Page 313, unto Christopher M. Ravenshear.

3. Parcel or lot of land containing .6364 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Quit-Claim Deed dated December 1, 1976 and recorded in Columbia County Deed Book 279 at Page 317, unto Christopher M. Ravenshear.

4. Parcel or lot of land containing 6.172 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated March 10, 1978 and recorded in Columbia County Deed Book 285 at Page 1048, unto Thomas J. O'Brien.

5. Parcel or lot of land containing 8.396 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated August 24, 1978 and recorded in Columbia County Deed Book 288 at Page 793, unto Andrew J. Morack and Ruth V. Morack, his wife.

6. Parcel or lot of land containing 12.499 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated January 18, 1979 and recorded in Columbia County Deed Book 290 at Page 954, unto Russell Peterman and Debbie Ann Peterman, his wife.

7. Parcel or lot of land containing 2.00 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated June 29, 1979 and recorded in Columbia County Deed Book 293 at Page 1063, unto Wayne Mulligan and Nancy J. Mulligan, his wife.

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10. Parcel or lot of land containing 10.14 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated October 22, 1984 and recorded in Columbia County Record Book 339 at Page 352, unto Galen Snyder and Kathleen Snyder.

TOGETHER with all buildings and improvements erected thereon.

COLUMBIA COUNTY FARMERS	:	IN THE COURT OF COMMON PLEAS
NATIONAL BANK,	:	OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY BRANCH, PA.
	:	
VS.	:	CIVIL ACTION - LAW
	:	
CARROLL M. FRITZ and	:	MORTGAGE FORECLOSURE
MARILYN J. FRITZ, his wife,	:	
AND	:	
UNITED STATES OF AMERICA	:	NO. 419 OF 1987
FARMERS HOME ADMINISTRATION,	:	
DEFENDANTS.	:	

**NOTICE OF SHERIFF'S SALE - REAL PROPERTY**

TO: COLUMBIA COUNTY FARMERS NATIONAL BANK  
232 East Street  
Bloomsburg, PA 17815

NOTICE is hereby given that by virtue of a Writ of Execution, No.        of 1987, issued out of the Court of Common Pleas of Columbia County, a Sheriff's Sale will be conducted on Thursday, the 14th day of DECEMBER, 1987, at 10:00 o'clock, A.M., at the Office of the Columbia County Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania. This Notice is being given to you since the public records of Columbia County indicate that you have a lien interest in certain premises owned by Carroll M. Fritz and Marilyn J. Fritz, of R. D. #1, Benton, Pennsylvania.

Said premises are located in the Township of Benton and the Township of Jackson, County of Columbia, and are more fully described in the attachment, which is marked Exhibit "A" and incorporated herein by reference.



If you fail to attend the aforesaid sale, your lien interest in the subject real property will be forever lost. It is suggested that you contact legal counsel in order to review your rights and responsibilities with respect to your lien interest in the aforesaid premises. You are also notified that if the sale is stayed, continued, postponed or adjourned to a date certain within 45 days of the scheduled sale, and public announcement thereof including the new date is made to the bidders assembled at the time and place originally fixed for the sale, no new notice shall be provided to you, but there will be only one such stay, continuance, postponement or adjournment without new notice.

A Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff, not later than 30 days after the sale. In addition, you are notified that distribution will be made in accordance with this Schedule unless exceptions are filed thereto within ten (10) days thereafter.

COLUMBIA COUNTY SHERIFF



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5. Parcel or lot of land containing 8.396 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated August 24, 1978 and recorded in Columbia County Deed Book 288 at Page 793, unto Andrew J. Morack and Ruth V. Morack, his wife.

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7. Parcel or lot of land containing 2.00 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated June 29, 1979 and recorded in Columbia County Deed Book 293 at Page 1063, unto Wayne Mulligan and Nancy J. Mulligan, his wife.

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TOGETHER with all buildings and improvements erected thereon.

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,  
PLAINTIFF,

VS.

CARROLL M. FRITZ and  
MARILYN J. FRITZ, his wife,  
AND  
UNITED STATES OF AMERICA  
FARMERS HOME ADMINISTRATION,  
DEFENDANTS.

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA.  
:  
: CIVIL ACTION - LAW  
:  
: MORTGAGE FORECLOSURE  
:  
: NO. 419 OF 1987  
:

**NOTICE OF SHERIFF'S SALE - REAL PROPERTY**

TO: UNITED STATES OF AMERICA  
FARMERS HOME ADMINISTRATION  
1127 Old Berwick Road  
Bloomsburg, PA 17815

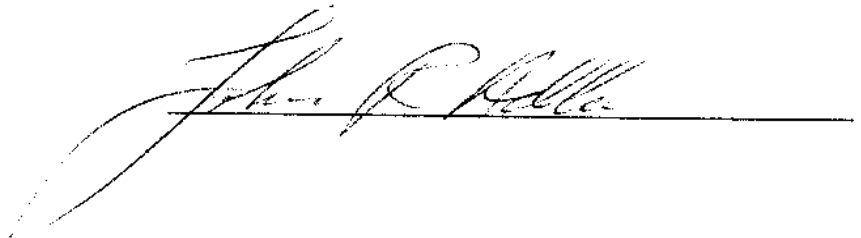
NOTICE is hereby given that by virtue of a Writ of Execution, No.        of 1987, issued out of the Court of Common Pleas of Columbia County, a Sheriff's Sale will be conducted on Thursday, the 17th day of December, 1987, at 11:00 o'clock, A.M., at the Office of the Columbia County Sheriff, Columbia County Courthouse, Bloomsburg, Pennsylvania. This Notice is being given to you since the public records of Columbia County indicate that you have a lien interest in certain premises owned by Carroll M. Fritz and Marilyn J. Fritz, of R. D. #1, Benton, Pennsylvania.

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TOGETHER with all buildings and improvements erected thereon.

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,  
PLAINTIFF,

VS.

CARROLL M. FRITZ and  
MARILYN J. FRITZ, his wife,  
AND  
UNITED STATES OF AMERICA  
FARMERS HOME ADMINISTRATION,  
DEFENDANTS.

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA.  
:  
: CIVIL ACTION - LAW  
:  
: MORTGAGE FORECLOSURE  
:  
: NO. 419 OF 1987  
:  
:

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF COLUMBIA : SS.  
:

ALVIN J. LUSCHAS, ESQUIRE, Attorney for the above captioned Plaintiff, being duly sworn according to law, deposes and says that he did, upon the request of Columbia County Farmers National Bank, investigate the status of the Defendants, Carroll M. Fritz and Marilyn J. Fritz, with regard to the Soldiers and Sailors Civil Relief Act of 1940 and from such investigation your affiant avers that they are not now, nor were they within the three months last, in the Military Service of the United States within the purview of the aforesaid Soldiers and Sailors Civil Relief Act of 1940.

Sworn to and subscribed  
before me this 24th day  
of September, 1987.

ALVIN J. LUSCHAS, ESQUIRE  
Attorney for Plaintiff

Notary Public

1987

COLUMBIA COUNTY FARMERS	:	IN THE COURT OF COMMON PLEAS
NATIONAL BANK,	:	OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF,	:	COLUMBIA COUNTY BRANCH, PA.
	:	
VS.	:	CIVIL ACTION - LAW
	:	
CARROLL M. FRITZ and	:	MORTGAGE FORECLOSURE
MARILYN J. FRITZ, his wife,	:	
AND	:	
UNITED STATES OF AMERICA	:	NO. 419 OF 1987
FARMERS HOME ADMINISTRATION,	:	
DEFENDANTS.	:	

AFFIDAVIT PURSUANT TO PA. R.C.P. 3129(a)

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF COLUMBIA :

ALVIN J. LUSCHAS, ESQUIRE, being duly sworn according to law, deposes and says that he is the Attorney for the Plaintiff in the above captioned matter and that he is authorized to make this affidavit on behalf of the Plaintiff; that to the best of his knowledge, information and belief the names and last known address of the owners and the Defendants in the above captioned judgment are:

CARROLL M. FRITZ and MARILYN J. FRITZ  
R. D. #1  
Benton, Pennsylvania 17814

ALVIN J. LUSCHAS, ESQUIRE  
Attorney for Plaintiff

Sworn to and subscribed  
before me this 21st day  
of September, 1987.

Notary Public

PATRICK A. CHILDS, Notary Public  
Benton, Columbia Co. Pa.  
My Commission Expires June 12, 1988

OCT 7 2 45 PM '87

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

COLUMBIA COUNTY FARMERS  
NATIONAL BANK

Plaintiff

*vs*

CARROLL M. FRITZ and  
MARILYN J. FRITZ  
AND

UNITED STATES OF AMERICA  
FARMERS HOME ADMINISTRATION  
Defendants.

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. #53 of 1987. Term 19.....E.D.

No. .... Term 19.....A.D.

No. 419 of 1987 Term 19.....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 PROPERTY DESCRIPTION ATTACHED HERETO.

Amount Due  
Atty. Comm.  
Interest ~~from~~ to 9/21/87

\$50,881.99  
5,088.20  
\$10,103.03

Total

\$66,073.22\* Plus costs

as endorsed.

\*TOGETHER with interest at the rate  
of \$22.31 per day from 9/21/87 to  
the date of payment.

Dated 7 Oct. 1987.

(SEAL)

TAMI B. KLINE.

Prothonotary, Common Pleas Court of  
Columbia County, Penna.

By: Barbara N. Silvetti

Barbara N. Silvetti,

CHIEF Deputy

## SHERIFF'S SALE DESCRIPTION

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Townships of Jackson and Benton, in the County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the public road leading from Rohrsburg to Waller, where William Rider's north line intersects the same; thence along the same, south 8 degrees east, 859 feet more or less, to a corner in line of lands of Arthur Wyant; thence along Wyant's line, north 79 degrees 30 minutes west, 71 perches, more or less, to an iron pin corner in line of lands of Parrish; thence along the same, north 28 degrees 30 minutes west, 64.66 perches to a stake and stones corner witness by a hickory tree; north 21 degrees 20 minutes west, 21 perches to an apple tree, north 17 degrees west, 15.36 perches to an iron pin corner; thence north 66 degrees east 10 perches to an iron pin; north 76 degrees east, 11.66 perches to an iron pin corner on the west side of the public road leading from Waller to Rohrsburg; thence along the same, north 4 degrees west, about 61 perches to the line of lands now or late of McHenry's; thence along the same, south 74 degrees east, 33.9 perches to a corner; thence north 61 degrees east, 119 perches to a white oak corner in line of lands of John Trainer; thence along the same, south 15 degrees 45 minutes east, 42 perches; south 25 degrees 30 minutes east, 15 perches; south 10 degrees 30 minutes east, 16.8 perches; south 50 degrees west, 7 perches to a point in the public road leading from Benton to Rohrsburg; thence along the same, south 66 degrees 30 minutes east, 7.2 perches; south 5 degrees east, 10.75 perches to a corner where Trailer's and Moss's land intersects the same; thence south 85 degrees west, 6.66 perches to a corner; thence in a southeasterly course about 65 perches to a corner in line of lands of William Rider, said corner being 350 feet measured along Rider's line, from the center line of the public road leading from Rohrsburg to Benton; thence along the same (Rider's Land) south 80 degrees 15 minutes west, 75.4 perches to the place of beginning. CONTAINING 147.22 acres of land be the same more or less.

EXCEPTING AND RESERVING out and from the above-described land a road way or strip of land along line of lands now or late of Arthur Wyant 20 feet in width from the public road to other lands of now or formerly Parrish.

EXCEPTING AND RESERVING, however, to the Grantors herein and their predecessors in title, one-half of all the minerals, oil, gas in and under the above described premises, now in the name of said Grantors, if any, together with the

ight to mine, prospect, drill and develop and remove the same from the said premises without damage.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT, the following described parcel of land reserved by the Grantors herein being partly situate in Jackson Township and partly in Benton Township bounded and described as follows:

BEGINNING at a point situate along the easterly right of way line of Township Route 812 at its intersection with the centre line of Township Route 680, said point being in line of other lands of the Grantor hereinbefore described and conveyed to Grantees herein; thence along and through Township Route 812 south 3 degrees 20 minutes east, 250 feet to a point in said Township Route 812 and in line of other lands of Carroll M. Fritz and Marilyn J. Fritz, his wife; thence along lands of said Fritz, south 87 degrees 35 minutes west 561 feet to an iron pin corner; thence continuing by the same north 3 degrees 20 minutes west 560.5 feet to an iron pin corner; thence continuing by the same north 87 degrees 35 minutes east, 561 feet to an iron pin corner; thence continuing by the lands of said Fritz and along and through Township Route 684, south 3 degrees 20 minutes east, 310.5 feet to a point being the place of beginning. CONTAINING 7 acres of land.

The aforesaid description prepared in accordance with draft of survey of James H. Patton, R. S., dated May, 1971.

ALSO EXCEPTING AND RESERVING from the aforescribed premises a parcel of land conveyed by the Grantors herein to the Township of Benton as said premises will be described more fully in Columbia County Deed Book 216, at Page 567.

ALSO EXCEPTING AND RESERVING THEREFROM AND THEREOUT the following:

1. Parcel or lot of land containing 3.205 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated September 20, 1976 and recorded in Columbia County Deed Book 278 at Page 317, unto Charles A. Musitano and Karen M. Musitano, his wife.

2. Parcel or lot of land containing 10.455 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife,

by Deed dated December 1, 1976 and recorded in Columbia County Deed Book 279 at Page 313, unto Christopher M. Ravenshear.

3. Parcel or lot of land containing .6364 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Quit-Claim Deed dated December 1, 1976 and recorded in Columbia County Deed Book 279 at Page 317, unto Christopher M. Ravenshear.

4. Parcel or lot of land containing 6.172 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated March 10, 1978 and recorded in Columbia County Deed Book 285 at Page 1048, unto Thomas J. O'Brien.

5. Parcel or lot of land containing 8.396 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated August 24, 1978 and recorded in Columbia County Deed Book 288 at Page 793, unto Andrew J. Morack and Ruth V. Morack, his wife.

6. Parcel or lot of land containing 12.499 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated January 18, 1979 and recorded in Columbia County Deed Book 290 at Page 954, unto Russell Peterman and Debbie Ann Peterman, his wife.

7. Parcel or lot of land containing 2.00 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated June 29, 1979 and recorded in Columbia County Deed Book 293 at Page 1063, unto Wayne Mulligan and Nancy J. Mulligan, his wife.

8. Parcel or lot of land containing 3.54 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated February 1, 1984 and recorded in Columbia County Record Book 328 at Page 583, unto John G. Kogurt and Sandra L. Kogurt, his wife.

9. Parcel or lot of land containing 2.309 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated February 8, 1983 and recorded in Columbia County Record Book 338 at Page 234, unto Bradley L. Williams.

10. Parcel or lot of land containing 10.14 acres conveyed by Carroll M. Fritz and Marilyn J. Fritz, his wife, by Deed dated October 22, 1984 and recorded in Columbia County Record Book 339 at Page 352, unto Galen Snyder and Kathleen Snyder.

TOGETHER with all buildings and improvements erected thereon.

NOTICE OF RIGHTS IN FORECLOSURE

1. Attached hereto is a copy of the Writ of Execution and Notice of Sale. They have been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

2. YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

SUSQUEHANNA LEGAL SERVICES  
168 West Fifth Street  
Bloomsburg, PA 17815  
Telephone (717) 784-8760

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

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

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

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



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

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

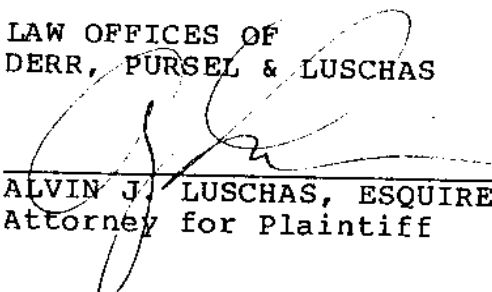
9. Claims against property must be filed with the Sheriff before the above sale date.

10. Claims to proceeds must be made with the Sheriff before distribtuion.

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

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

LAW OFFICES OF  
DERR, PURSEL & LUSCHAS



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ALVIN J. LUSCHAS, ESQUIRE  
Attorney for Plaintiff