

SHERIFF'S SALE - COSTS SHEET

vs.

NO. _____ E.D. NO. _____ J.D. DATE OF SALE _____

DOCKET & LEVY
 SERVICE
 MAILING
 ADVERTISING, SALE BILLS & NEWSPAPERS
 POSTING HANDBILLS
 MILEAGE
 CRYING/ADJOURN OF SALE
 SHERIFF'S DEED
 DISTRIBUTION
 OTHER _____

\$ _____

TOTAL \$ 119.00

PRESS-ENTERPRISE, INC.
 HENRIE PRINTING
 SOLICITOR'S SERVICES

\$ 27.00

TOTAL \$ 27.00

PROTHONOTARY: LIENS LIST
 DEED NOTARIZATION
 OTHER _____

\$ 20.00

TOTAL \$ 20.00

RECORDER OF DEEDS: COPYWORK
 DEED
 OTHER _____

\$ _____

TOTAL \$ _____

REAL ESTATE TAXES:

BOROUGH/TWP. & COUNTY TAXES, 1987
 SCHOOL TAXES, DISTRICT ENK, 1988
 DELINQUENT TAXES, 1987, 1988, 1989, 1990

\$ ~~_____~~
~~_____~~
~~_____~~
~~_____~~

TOTAL \$ _____

MUNICIPAL RENTS:

SEWER - MUNICIPALITY _____, 1987
 WATER - MUNICIPALITY _____, 1987

\$ _____

TOTAL \$ _____

SURCHARGE FEE: (STATE TREASURER) TOTAL \$ 24.00MISCELLANEOUS: _____

\$ _____

TOTAL \$ 24.00

TOTAL COSTS \$ _____

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

July 20, 1988

ATLANTIC FINANCIAL FEDERAL VS. ROBERT H. & LOIS J. ROYER

No. 37 of 1988 E.D.
No. 307 of 1988 J.D.

Press-Enterprise
P.O. Box 745
Bloomsburg, PA 17815

Dear Sir:

Please find enclosed a check in the amount of \$251.66 for advertising the above named sheriff sale in the paper.

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

Sincerely,

Susan S. Beaver
Susan S. Beaver
Deputy Sheriff

SSB

Encl.

xc:file

LIEN CERTIFICATE

DATE 6/21/88

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, 1987, in Bridgreek Township are as follows:

Owner or Reputed Owner: Royer, Robert H. & Loris J.
 Former Owner: Owner since 12/77
 Parcel No. 07-9-25-2-1
 Description 1 Ac.

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1986	162.29	35.39	757.21	954.89
1987	159.31	33.13	748.74	941.18
TCB FEE				80.00
TOTAL				\$1,976.07

The above figures represent the amounts due during the month of August 19 88

Requested by: John Adler, Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU


Director

Sale Date 7/26/88

*Given To Sheriff [Signature] 5.00
 6/22/88
 7/25/88
 D.L.*

LAW OFFICES
HOEGEN & MARSH

25 NORTH RIVER STREET
WILKES-BARRE, PENNSYLVANIA 18701

AREA CODE 717
826-1810

PETER J. HOEGEN, JR.
ROBERT E. MARSH, JR.
GLENN G. YANIK
JOHN D. FILIPOWICZ

July 18, 1988

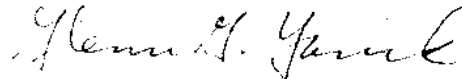
Sheriff of Columbia County
Columbia County Courthouse
P.O. Box 380
Bloomsburg, Pennsylvania 17815
ATTENTION: Susan S. Beaver,
Deputy Sheriff

Re: Atlantic Financial Federal v.
Robert Royer and Lois J. Royer,
Civil No. 307 of 1988,
Court of Common Pleas of Columbia County

Dear Sheriff:

This will confirm our telephone conversation on July 18, 1988 directing you to stay execution in the above-referenced matter and to close your file. A check in the amount of \$81.25 is enclosed representing the balance owed for Sheriff's costs and poundage. please send us a final statement of costs for our files.

Very truly yours,



GLENN G. YANIK

GGY/wld

Enclosure

cc: Joseph Casale

Carolyn Bizzaro

Mr. and Mrs. Robert Royer

LAW OFFICES
HOEGEN & MARSH

25 NORTH RIVER STREET
WILKES-BARRE, PENNSYLVANIA 18701

PETER J. HOEGEN, JR.
ROBERT E. MARSH, JR.
GLENN G. YANIK
JOHN D. FILIPOWICZ

AREA CODE 717
826-1810

July 14, 1988

Sheriff of Columbia County
Columbia County Courthouse
P.O. Box 380
Bloomsburg, Pennsylvania 17815

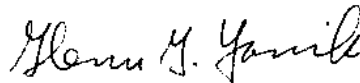
ATTENTION: Susan S. Beaver, Deputy Sheriff

Re: Atlantic Financial Federal vs.
Robert Royer and Lois J. Royer

Dear Sheriff:

This will confirm our telephone conversation on July 12, 1988. You indicated that total Sheriff's costs incurred in the above-referenced matter are \$507.91 plus Sheriff's poundage of 2% of the amount collected from the Mortgagors. Please call me upon receipt of this letter if my understanding is incorrect.

Very truly yours,



GLENN G. YANIK

GGY/wld

DOMESTIC RETURN RECEIPT

[illegible]

Domestic Return Receipt

1. ☒ Restricted Delivery **37**

2. ☐ Insured **COD**

3. ☐ Registered Mail

4. ☐ Signature Required

5. ☐ Signature of addressee or agent **DATE DELIVERED**

6. ☐ Addressee's address (ONLY if contents insured fee paid)

7. ☐ Signature of sender

8. ☐ Signature of addressee

9. ☐ Signature of agent

10. ☐ Signature of carrier

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SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in "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 additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery **37**

3. Article Addressed to: **Article Number**

4. Type of Service: **P 50-128 238**

5. ☐ Registered Mail ☐ Insured **COD**

6. ☐ Signature Required

7. ☐ Signature of addressee or agent

8. ☐ Addressee's address (ONLY if contents insured fee paid)

9. ☐ Signature of sender

10. ☐ Signature of addressee

11. ☐ Signature of agent

12. ☐ Signature of carrier

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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF COMPLIANCE
POST OFFICE BOX 8901
HARRISBURG, PA 17128-0946

PRIORITY CLAIM FOR SHERIFFS SALE

Please Print or Type

CUTION NUMBER

#37 of 1988

DATE OF SALE

07-26-88

AMOUNT

\$9,390.73

Mr. John Adler
Sheriff of Columbia County
Sheriff's Office
Bloomsburg, PA 17815

BOX NUMBER

EIN

LICENSE NUMBER

19-06798-8

SOCIAL SECURITY NUMBER

DEFENDANT Robert H. and Lois J. Royer

This notice is to advise you that the above owes the Commonwealth of Pennsylvania taxes, interest, penalty and lien costs as shown on the Statement of Account below for the following taxes.

☒ Sales and Use Tax or

☐ Pennsylvania Personal Income Tax

The Department of Revenue requests priority in the distribution of any judicial sales proceeds (in accordance with the provisions of the Tax Reform Code of 1971, 72 P.S. §7101, et seq). Tax liens were filed with the Prothonotary of Columbia County.

☐ Corporation Taxes

The Department of Revenue requests a preference in the distribution of sales proceeds (in accordance with the provisions of Section 1401 of the Fiscal Code, 72 P.S. §1401, as amended.) This shall serve as notice in accordance with the provisions of Section 1402 of the Fiscal Code, 72 P.S. §1402, as amended.

STATEMENT OF ACCOUNT

Lien No.

TYPE OF TAX	SETTLEMENT OR LIEN DATE	XX PERIOD XXXX	AMOUNT OR BALANCE
S & U	10-19-87	008701164	\$9,390.73

I certify that the above Statement of Account is a true and correct statement of all liened taxes, penalties and interest owed to the Commonwealth of Pennsylvania (based upon the Department of Revenue records) by the above named entity. (Corporate taxes are a first lien from the date of settlement, 72 P.S. §1401, as amended.)

WITNESS my hand and the seal of the Department of

Revenue this 6th day of June, 19 88.

DIRECTOR, BUREAU OF COMPLIANCE

SECRETARY OF REVENUE

Barton A. Fields

SHERIFF'S SALE REAL ESTATE OUTLINE

RECEIVE AND TIME STAMP WRIT _____

DOCKET AND INDEX _____

SET FILE FOLDER UP _____

CHECK FOR PROPER INFO

WRIT OF EXECUTION _____

COPY OF DESCRIPTION _____

WHEREABOUTS OF LAST KNOWN ADDRESS _____

NON-MILITARY AFFIDAVIT _____

NOTICES OF SHERIFF'S SALE _____

WATCHMAN RELEASE FORM _____

AFFIDAVIT OF LIENS LIST _____

CHECK FOR \$500.00 -- _____

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO

SET SALE DATE AND ADV. DATES AND POSTING DATES _____

POST ALL DATES ON CALANDER _____

* SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT

* SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE
3 TIMES

* SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE

SET DISTRIBUTION DATE _____

* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED)

* MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED

FILL IN ALL NO'S ON EXECUTION PAPERS _____

TYPE PROPER INFO ON DESCRIPTION (refer to previous sales) _____

SERVICE

TYPE CARDS FOR DEFENDANTS _____

PUT PAPERS TOGETHER FOR DEFENDANTS _____

* COPY OF WRIT FOR EACH DEFENDANT

* NOTICE OF SHERIFF SALE

* COPY OF DESCRIPTION

PUT TOGETHER PAPERS FOR LIEN HOLDERS _____

* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT _____

* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO _____

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECEIPT FOR LIEN HOLDERS _____

SHERIFF'S SALE OUTLINE DN'TSALE BILLS

SEND DESCRIPTION TO PRINTER _____

** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

SEND NOTICE TO PRESS DIRECTING WHEN TO ADV. _____

SEND NOTICES TO LOCAL TAX COLLECTORS _____

NOTICES TO WATER AND SEWER AUTH. _____

SEND NOTICES TO FEDERAL AND STATE TAX AUTH _____

IF BUSINESS SEND COPY TO SBA AUTH. _____

HANDBILLS

SEND COPIES OF HANDBILLS TO:

RECORDER'S OFFICE _____

TAX CLAIM OFFICE _____

TAX ASSESSMENT OFFICE _____

PROTH OFFICE(post on board) _____

POST IN FRONT LOBBY _____

POST IN SHERIFF'S OFFICE _____

SEND COPY TO ATTY _____

POST PROPERTY ACCORDING TO DATE SET _____

SEND RETURN OF POSTING TO ATTY _____

DOCKET ALL COSTS _____

PREPARE COST SHEET 2 DAYS BEFORE SALE _____

* BE SURE ALL COSTS ARE RECEIVED

PREPARE FINAL COSTS SHEET DAY OF SALE _____

HOLD SALE _____

POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE _____

PAY DISTRIBUTION ACCORDING TO DATE _____

* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED _____

WHEN DEED IS RECORDED SEND TO BUYER _____

FILE FOLDER _____

TERM
SESS. 19_____

Atlantic Financial Federal

VS.

Robert H. and Lois J. Royer

BLOOMSBURG, PA., June 28 1988

M

To TAMI B. KLINE

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

[illegible]

LIST OF LIENS

VERSUS

Robert H. & Lois J. Royer

Court of Common Pleas of Columbia County, Pennsylvania.

Department of Revenue

versus

Robert H. Royer, et al

No. 1164 of Term, 19 87
Real Debt ||\$ 8,785.62
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien October 19, 1987
Nature of Lien State Tax Lien

Atlantic Financial Federal

versus

Robert H. and Lois Royer

W/E 37 88
No. 307 of Term, 19 88
Real Debt ||\$ 12,467.28
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien April 19, 1988
Nature of Lien Default

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

LIEN CERTIFICATE

DATE 6/21/88

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, 1987, in Bridgreek Township are as follows:

Owner or Reputed Owner: Royer, Robert H. & Loris J.
 Former Owner: Owner since 12/77
 Parcel No. 07-9-25-2-1
 Description 1 Ac.

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1986	162.29	35.39	757.21	954.89
1987	159.31	33.13	748.74	941.18
			TCB FEE	80.00
			TOTAL	\$1,976.07

The above figures represent the amounts due during the month of August 19 88

Requested by: John Adler, Sheriff

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU



 Director

Sale Date 7/26/88



MEMBER FDIC

THE FIRST NATIONAL BANK OF BERWICK

111 WEST FRONT STREET

P. O. BOX 287

BERWICK, PENNSYLVANIA 18603

(717) 752-3671

May 27, 1988

John R. Adler
Sheriff of Columbia County
Columbia County Court House
P.O. Box 380
Bloomsburg, PA 17815

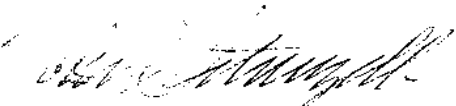
RE: Atlantic Financial vs. Robert & Lois Royer
#37 of 1988 ED #307 of 1988 JD

Dear Sheriff Adler:

This is to advise you that the First National Bank of Berwick has a 1st mortgage lien filed against the above captioned persons.

The principal balance owing at this time is \$25,320.97 plus interest.

Very truly yours,


John J. Petruzella
Assistant Cashier

JJP/cc

Nescopeck Office
West Third Street
Nescopeck, Pa 18635
(717) 759-2767

Salem Office
400 Fowler Ave.
Berwick, Pa 18603
(717) 759-2628

Freas Avenue Office
701 Freas Avenue
Berwick, Pa 18603
(717) 752-1244



COMMONWEALTH OF PENNSYLVANIA
OFFICE OF ATTORNEY GENERAL

June 3, 1988

LeRoy S. Zimmerman
ATTORNEY GENERAL

Reply To:

15th Floor
Strawberry Square
4th & Walnut Streets
Harrisburg, PA 17120
(717)787-3646

John R. Adler, Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Re: Robert H. & Lois J. Royer

Dear Sheriff Adler:

The records of the Office of Attorney General reveal
no open claims against Robert H. or Lois J. Royer.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Thomas C. Zerbe, Jr.", written over a horizontal line.

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

TCZ/kf

OFFICE OF
JOHN R. ADLER



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

PHONE
717 - 784 - 1991

June 20, 1988

ATLANTIC FINANCIAL FEDERAL VS. ROBERT H. & LOIS J. ROYER

No. 37 of 1988 E.D.
No. 307 of 1988 J.D.

Glenn Yanik
25 N. River Street
Wilkes-Barre, PA 18701

Dear Mr. Yanik:

Please find enclosed a certified posting return for the above named sheriff sale scheduled in our office on July 26, 1988 at 10:00 A.M. Also enclosed is a copy of the sale bill that was posted on the property.

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

Sincerely,

Susan S. Beaver
Deputy Sheriff

SSB

Encl. (2)

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
COMMONWEALTH OF PENNA.

NO. 37 of 1988

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

June 20, 1988 at 10:25 A.M. POSTED A COPY OF THE SHERIFF'S
SALE BILL ON THE PROPERTY OF Robert H. & Lois J. Royer

R.D. #3, Box 3846A, Berwick, PA 18603

COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA
COUNTY DEPUTY SHERIFF Louise Frantz and Tim Chamberlain

Posted to Front door at residence. Mrs. Royer present at time of posting.
SO ANSWERS:

Deputy Sheriff
Louise Frantz Tim Chamberlain

FOR:

John R. Adler, Sheriff

Sworn and subscribed before me this
21 day of June 1988

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

Notary Public for the State of Pennsylvania
My Comm. Expires 12/31/1993

OFFICE OF
JOHN R. ADLER



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

PHONE
717 - 784 - 1991

June 3, 1988

ATLANTIC FINANCIAL FEDERAL VS. ROBERT H. & LOIS J. ROYER

No. 37 of 1988 E.D.
No. 307 of 1988 J.D.

Glenn Yanik
25 N. River Street
Wilkes-Barre, PA 18701

Dear Mr. Yanik:

Please find enclosed the certified service returns for the above named execution filed with our office. I have scheduled the sheriff sale for July 26, 1988 at 10:00 A.M. The sheriff's sale will be held in the sheriff's office.

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

Sincerely,

Susan S. Beaver
Susan S. Beaver
Deputy Sheriff

SSB

Encl. (2)

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. 37 of 1988

WRIT OF EXECUTION

SERVICE ON Robert H. Royer

ON May 27, 1988 AT 2:05 P.M., A TRUE AND ATTESTED
COPY OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S
SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON
Robert H. Royer, by handing to Lois J. Royer, wife AT R.D. #3, Box 3846A
Berwick, PA 18603
BY DEPUTY SHERIFF
James Dent and Louise Frantz

SERVICE WAS MADE BY PERSONALLY HANDING SAID WRIT OF EXECUTION AND NOTICE OF
SHERIFF'S SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO THE DEFENDANT.

SO ANSWERS:

James Dent Louise Frantz
DEPUTY SHERIFF
James Dent Louise Frantz

SWORN AND SUBSCRIBED BEFORE ME

THIS 3rd DAY OF June, 1988

Nelson K. Kline, Jr. Dep.
TAMI B. KLINE, PROTHONOTARY,
COLUMBIA COUNTY, PENNSYLVANIA

PROTH. & CLK. OF SD. COURTS

MY COM. EX. EX. MON. JAN. 1, 1993

SHERIFF

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. 37 of 1988

WRIT OF EXECUTION

SERVICE ON Lois J. Royer

ON May 27, 1988 AT 2:05 P.M., A TRUE AND ATTESTED
COPY OF THE WITHIN WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S
SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON
Lois Royer, personally AT R.D. #3, Box 3846A,
Berwick, PA 18603 BY DEPUTY SHERIFF
James Dent and Louise Frantz

SERVICE WAS MADE BY PERSONALLY HANDING SAID WRIT OF EXECUTION AND NOTICE OF
SHERIFF'S SALE IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO THE DEFENDANT.

SO ANSWERS:

James Dent Louise Frantz
DEPUTY SHERIFF
James Dent and Louise Frantz

SWORN AND SUBSCRIBED BEFORE ME
THIS 3rd DAY OF June, 1988
Helen K. Lewis Dep
TAMI B. KLINE, PROTHONOTARY,
COLUMBIA COUNTY, PENNSYLVANIA

PROTH. & CLK. OF CO. CL. JETS
MY COMM. EX. 1st MON. JAN. 3, 1988

SHERIFF

HOEGEN & MARSH
ATTORNEYS-AT-LAW
25 N. RIVER STREET
WILKES-BARRE, PENNSYLVANIA 18701

REMIT		DE ADVISE	

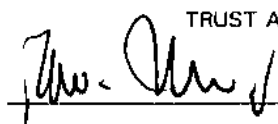
0 60-405 16
313
3440

PAY THE SUM OF 500 DOLS 00 CTS DOLLARS

DATE	TO THE ORDER OF
5/10/88	SHERIFF OF Columbia County RE: ATLANTIC/RIVER

CHECK AMOUNT
500.00

FIRST VALLEY BANK
KINGSTON, PA. 18704

TRUST ACCOUNT


⑈003440⑈ ⑆031304050⑆ ⑈88 603 25 4⑈

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1091

Date: May 24, 1988

To: Atlantic Financial Federal
1811 1/2 Market St.
Upper Merion, Pa 19082

RE: Atlantic Financial Federal vs Robert H. & Lois J. Boyer

No. 37 of 1988 ED No. 307 of 1988 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

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: May 24, 1988

To: First Nat'l Bank of Berwick
111 W. Front St.
Berwick Pa 18603

RE: Atlantic Financial vs Robert H. & Lois J. Royer
Federal
No. 37 of 1988 ED No. 307 of 1988 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,

151 John R. Adler

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: May 24, 1988
To: Joan L. Rotceny
Rt 3
Brunswick, Pa 17603

RE: Walter Financial Federal vs Robert W & Lois J. Bremer
No. 37 of 1988 ED No. 307 of 1988 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

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: 5-24-88

RE: Sheriff's Sale Advertising Dates

Atlantic Financial vs Robert H. & Lois J. Royer
Federal
No. 37 of 1988 ED No. 307 of 1988 JD

Dear Sir:

Please advertise the enclosed Sheriff's Sale on the following dates:

1st week June 28, 1988
2nd week July 5, 1988
3rd week July 12, 1988

Feel free to contact me if you have any problems.

Sincerely,

John R. Adler
John R. Adler
Sheriff

enc.

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1991

Date: May 24, 1988

To: Internal Revenue Service
P.O. Box 12050
Philadelphia, PA 19106

ATTN: SPECIAL PROCEDURES FUNCTION

RE: Atlantic Commercial vs Robert E. & Lois G. Rapp
Federal
No. 37 of 1988 ED No. 367 of 1988 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
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: 7/14/88

To: Small Business Administration
20 N. Penna. Avenue
Room 2327
Wilkes-Barre, PA 18701

RE: Warrant of Attachment vs Robert F. & Lillian M. Beyer
No. 37 of 1988 ED No. 307 of 1988 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

John R. Adler
Sheriff

OFFICE OF
JOHN R. ADLER



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

PHONE
717-784-1891

Date: July 24, 1988

To: Office of F.A.I.R.

Department of Public Welfare

P.O. Box 8016

Harrisburg, PA 17105

RE: Wartic Liquidation vs Robert W. & Lois J. Royer
Federal
No. 37 of 1988 ED No. 307 of 1988 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

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: May 24, 1988

To: Commonwealth of Pennsylvania
Department of Revenue
Bureau of Accounts Settlement
P.O. Box 2055

Harrisburg, PA 17105

RE: Atlantic Financial vs Robert H. & Lois Q. Royer
Federal
No. 37 of 1988 ED No. 307 of 1988 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

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: January 15, 1988

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

Fourth & Walnut Streets

Harrisburg, PA 17120

RE: Walter L. Lippert vs Robert R. & Lora J. Boyer
Federal
No. 37 of 1988 ED No. 307 of 1988 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

ATLANTIC FINANCIAL FEDERAL,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY
vs.	:	Civil Action -- Law
ROBERT H. ROYER and	:	In Mortgage Foreclosure
LOIS J. ROYER, his wife,	:	
Defendants	:	NO. 307 of 1988

AFFIDAVIT OF NON MILITARY SERVICE OF DEFENDANT

COMMONWEALTH OF PENNSYLVANIA)
 (SS.:
 COUNTY OF LUZERNE)

GLENN G. YANIK, ESQUIRE , being duly sworn according to law, deposes and says that he did, upon the request of ATLANTIC FINANCIAL FEDERAL, investigate the status of ROBERT H. ROYER and LOIS J. ROYER, his wife with regards to the Soldiers and Sailors Civil Relief Act of 1940; and that he made such investigation personally and has been informed, and your Affiant avers that they are not now nor have been within a period of three (3) months last in the military or naval services of the United States within the purview of the aforesaid Soldiers and Sailors Civil Relief Act of 1940.

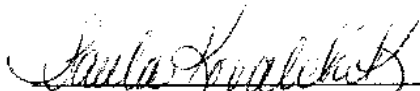


 GLENN G. YANIK, ESQUIRE

Sworn to and subscribed

before me this *20th*

day of May, 1988



 NOTARY PUBLIC

NOTARY PUBLIC
 Wilkes-Barre, Luzerne County, Pa.
 My Commission Expires January 14, 1991

ATLANTIC FINANCIAL FEDERAL,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY
vs.	:	Civil Action -- Law
ROBERT H. ROYER and	:	In Mortgage Foreclosure
LOIS J. ROYER, his wife,	:	
Defendants	:	NO. 307 of 1988

AFFIDAVIT OF RESIDENCE

COMMONWEALTH OF PENNSYLVANIA)
(SS.:
COUNTY OF LUZERNE)

GLENN G. YANIK, ESQUIRE, being duly sworn according to law, deposes and says that the precise residence of ATLANTIC FINANCIAL FEDERAL, the above-captioned Plaintiff, is 6816 Market Street, Upper Darby, Pennsylvania; and the last known address of ROBERT H. ROYER and LOIS J. ROYER, his wife, the above-captioned Defendants, is R.D. #3, Box 3846A, Berwick, Pennsylvania.

Glenn G. Yanik

GLENN G. YANIK, ESQUIRE

Sworn to and subscribed
before me this *20th*
day of May, 1988

Paula Gvalchelt

NOTARY PUBLIC

ATLANTIC FINANCIAL FEDERAL,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY
vs.	:	Civil Action - Law
ROBERT H. ROYER and	:	In Mortgage Foreclosure
LOIS J. ROYER, his wife,	:	
Defendants	:	NO. 307 of 1988 J.D.
	:	NO. of 1988 E.D.

AFFIDAVIT PURSUANT TO RULE 3129

Atlantic Financial Federal, Plaintiff in the above action, sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at R.D. #3, Box 3846A, Berwick Pennsylvania
 (Describe the real property to be sold or attach a description as an exhibit)

1. Name and address of Owner(s) or Reputed Owner(s):

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<u>Robert H. Royer and</u>	<u>R.D. #3, Box 3846A,</u>
<u>Lois J. Royer, his wife</u>	<u>Berwick, Pennsylvania</u>

2. Name and address of Defendant(s) in the judgment:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<u>Robert H. Royer and</u>	<u>R.D. #3, Box 3846A,</u>
<u>Lois J. Royer, his wife</u>	<u>Berwick, Pennsylvania</u>

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<u>Atlantic Financial Federal</u>	<u>6816 Market Street, Upper Darby, Pa.</u>

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<u>The First National Bank of Berwick</u>	<u>111 West Front Street,</u> <u>Berwick, Pa. 18603</u>
<u>Atlantic Financial Federal</u>	<u>6816 Market St., Upper Darby, Pa.</u>

5. 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:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<u>None</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

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

Name	Address (if address cannot be reasonably ascertained, please so indicate)
<u>None</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

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.

May 9, 1988

Date

Glen A. Yorick
Plaintiff

ATLANTIC FINANCIAL FEDERAL, : IN THE COURT OF COMMON PLEAS
Plaintiff : OF COLUMBIA COUNTY
vs. : Civil Action - Law
ROBERT H. ROYER and : In Mortgage Foreclosure
LOIS J. ROYER, his wife :
Defendants : NO. 307 of 1988 J.D.
NO. of 1988 E.D.

WAIVER OF WATCHMAN

TO: SHERIFF OF COLUMBIA COUNTY

Seize, levy, advertise and sell all the real property of the
Defendants on the premises located at R.D. #3, Box 3846A, Berwick,
Pennsylvania.

You are hereby released from all responsibility in not placing watch-
man or insurance on real property levied on by virtue of this Writ.

HOEGEN & MARSH

BY: Glenn G. Yanik
GLENN G. YANIK, ESQUIRE

Attorney for Plaintiff

25 North River Street
Wilkes-Barre, Pennsylvania 18701
(717) 826-1810

ATLANTIC FINANCIAL FEDERAL,	:	IN THE COURT OF COMMON PLEAS	
Plaintiff	:	OF COLUMBIA COUNTY	
vs.	:	Civil Action - Law	
ROBERT H. ROYER and	:	In Mortgage Foreclosure	
LOIS J. ROYER, his wife,	:		
Defendants	:	NO. 307	of 1988 J.D.
	:	NO.	of 1988 E.D.

WRIT OF EXECUTION
NOTICE

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

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure 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 the plaintiff has a valid claim to foreclose the mortgage.

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

In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. 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.

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

Fred Trump, Court Administrator
Columbia County Courthouse
Bloomsburg, Pennsylvania 17815
(717) 784-1991
Extension 267

SHERIFF'S SALE

BY VIRTUE OF WRIT OF EXECUTION NO. 37 of 1988, 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 bidder for cash, in a Court Room to be announced, Columbia County Courthouse, in the City of Bloomsburg, Columbia County, Pennsylvania, on July 26, 1988 at 10:00 o'clock a.m., in the forenoon of said day, all the right, title and interest of the Defendants in and to:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the westerly right-of-way of Pennsylvania State Highway Legislative Route No. 19098 leading from Pennsylvania State Highway Legislative Route No. 19042 to Pennsylvania State Highway Legislative Route No. 19119, said pin being at the southeast corner of lands of Walter F. and Dorothy L. Seely;

THENCE along said right-of-way South one degree forty-three minutes fifty-five seconds East (S. $1^{\circ} 43' 55''$ E.) one hundred thirty (130.00) feet to an iron pin and line of other lands of Dean R. Sr. and Joy A. Hack, grantors;

THENCE along and through other lands of said Hack, grantor, South eighty-seven degrees thirty-nine minutes no seconds West (S. $87^{\circ} 39' 00''$ W.) three hundred thirty-five and ten one hundredths (335.10) feet to an iron pin;

THENCE along and through same North one degree forty-three minutes fifty-five seconds West (N. $1^{\circ} 43' 55''$ W.) one hundred thirty (130.00) feet to an iron pin on the southerly line of lands of Alfred J. and Mary Tackacs;

THENCE along the southerly line of lands of said Tackacs and along the southerly line of lands of the aforementioned Walter F. and Dorothy L. Seely, North eighty-seven degrees thirty-nine minutes no seconds East (N. $87^{\circ} 39' 00''$ E.) three hundred thirty-five and ten one hundredths (335.10) feet to the place of beginning.

CONTAINING one (1.00) acre of land in all.

BEING the same premises conveyed to Robert H. Royer and Lois J. Royer, his wife, by deed dated December 2, 1977 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 284, page 782.

IMPROVED with a single family dwelling.

TAX PLATE NO. 07-9-25-2-1

TOGETHER with all buildings and improvements thereon.

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 IS REQUIRED, FILE THE 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.

SEIZED AND TAKEN INTO EXECUTION at the suit of ATLANTIC FINANCIAL FEDERAL against ROBERT H. ROYER and LOIS J. ROYER, his wife, and will be sold by

John Adler
Sheriff of Columbia County

HOEGEN & MARSH
25 North River Street
Wilkes-Barre, Pennsylvania 18701

(717) 826-1810

ATLANTIC FINANCIAL FEDERAL,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY
vs.	:	Civil Action -- Law
ROBERT H. ROYER and	:	In Mortgage Foreclosure
LOIS J. ROYER, his wife	:	
Defendants	:	NO. 307 of 1988 J.D.
	:	NO. of 1988 E.D.

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: ROBERT H. ROYER and
 LOIS J. ROYER
 R.D. #3, Box 3846A
 Berwick, Pennsylvania 18603

Defendants herein and owners of the real estate hereinafter described

NOTICE IS HEREBY GIVEN in accordance with Pennsylvania Rule of Civil Procedure No. 3129(b)(2) that by virtue of Writ of Execution No. *37* of 1988, issued out of the Court of Common Pleas of Columbia County, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry, to the highest and best bidder, for cash, in a Court Room to be announced, Columbia County Courthouse in the City of Bloomsburg, Columbia County, Pennsylvania, on *July 26, 1988* at *10:00* o'clock a.m., in the forenoon of said day, all the right, title and interest of the Defendants in and to:

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the westerly right-of-way of Pennsylvania State Highway Legislative Route No. 19098 leading from Pennsylvania State Highway Legislative Route No. 19042 to Pennsylvania State Highway Legislative Route No. 19119, said pin being at the southeast corner of lands of Walter F. and Dorothy L. Seely;

THENCE along said right-of-way South one degree forty-three minutes fifty-five seconds East (S. 1° 43' 55" E.) one hundred thirty (130.00) feet to an iron pin and line of other lands of Dean R. Sr. and Joy A. Hack, grantors;

THENCE along and through other lands of said Hack, grantor, South eighty-seven degrees thirty-nine minutes no seconds West (S. 87° 39' 00" W.) three hundred thirty-five and ten one hundredths (335.10) feet to an iron pin;

THENCE along and through same North one degree forty-three minutes fifty-five seconds West (N. 1° 43' 55" W.) one hundred thirty (130.00) feet to an iron pin on the southerly line of lands of Alfred J. and Mary Tackacs;

THENCE along the southerly line of lands of said Tackacs and along the southerly line of lands of the aforementioned Walter F. and Dorothy L. Seely, North eighty-seven degrees thirty-nine minutes no seconds East (N. 87° 39' 00" E.) three hundred thirty-five and ten one hundredths (335.10) feet to the place of beginning.

CONTAINING one (1.00) acre of land in all.

BEING the same premises conveyed to Robert H. Royer and Lois J. Royer, his wife, by deed dated December 2, 1977 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 284, page 782.

IMPROVED with a single family dwelling.

TAX PLATE NO. 07-9-25-2-1

TOGETHER with all buildings and improvements thereon.

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 IS REQUIRED, FILE THE 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.

SEIZED AND TAKEN INTO EXECUTION at the suit of ATLANTIC FINANCIAL
FEDERAL against ROBERT H. ROYER and LOIS J. ROYER, his wife, and will be
sold by John Adler, Sheriff of Columbia County.

HOEGEN & MARSH

BY: Glenn G. Yanik
GLENN G. YANIK, ESQUIRE

25 North River Street
Wilkes-Barre, Pennsylvania 18701

(717) 826-1810

ATLANTIC FINANCIAL FEDERAL,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF COLUMBIA COUNTY
vs.	:	Civil Action - Law
ROBERT H. ROYER and	:	In Mortgage Foreclosure
LOIS J. ROYER, his wife,	:	
Defendants	:	NO. 307 of 1988 J.D.
	:	NO. 37 of 1988 E.D.

WRIT OF EXECUTION (MORTGAGE FORECLOSURE)

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

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LUZERNE

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the Judgment, interest and costs in the above matter you are directed to levy upon and sell the property described in the attached Sheriff's Sale Description.

Amount Due	\$ 12,467.28
Interest from March 1, 1988	
TOTAL	\$ 12,467.28 plus interest from March 1, 1988 and costs.

as endorsed.

PROTHONOTARY, COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA

DATED: May 23, 1988

(SEAL)

Heleen K. Linn
Deputy