

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE n/k/a	:	
FRANKLIN FIRST FEDERAL SAVINGS BANK,	:	OF COLUMBIA COUNTY
	:	
PLAINTIFF	:	CIVIL ACTION-LAW
	:	
VS.	:	IN MORTGAGE FORECLOSURE
	:	
ROBERT B. GORDON and FLORENCE M. GORDON,	:	
his wife,	:	
	:	
	:	NO. 652 OF 1990 J.D.
DEFENDANTS	:	NO. 48 OF 1990 E.D.

AFFIDAVIT OF SERVICE

The undersigned, being duly sworn according to law, does hereby state that she is a person of such age and discretion as to be competent to serve papers; that on September 18, 1990, she served a Notice of Sheriff's Sale of Real Estate pursuant to Pennsylvania Rules of Civil Procedure 3129.2, inter alia, describing the property to be sold, its location, the improvements, if any, the judgment of the court on which the sale is being held, the name of the owners, and the time and place of sale by placing same in a post paid envelope first class mail, addressed to the persons who are hereinafter named, who are or may be Lienholders on the real estate subject to sale, at the places and addresses stated below, by delivering said envelopes and contents to a Post Office Employee at a United States Post Office in Wilkes-Barre, Luzerne County, Pennsylvania and obtaining a Certificate of Mailing for each Notice. A copy of the Certificates of Mailing are attached hereto, marked Exhibit "A" and incorporated herein by reference thereto.

<u>Name</u>	<u>Address</u>
Commonwealth of Pennsylvania Department of Revenue	Bureau of Accounts Settlement P.O. Box 8901 Harrisburg, PA 17105-8901
Marlene Karchner	748 Mary Street Mifflinville, PA 18631
Dale Karchner	748 Mary Street Mifflinville, PA 18631
Mark Haney	101 West Street, Apt. 1 Bloomsburg, PA 17815
Borough of Berwick	c/o Sewer Rental Office City Hall 344 Market Street Berwick, PA 18603

Borough of Berwick

c/o Sewer Rental Office  
City Hall  
344 Market Street  
Berwick, PA 18603

Columbia County Tax Claim Bureau


Columbia County Courthouse  
Bloomsburg, PA 17815

Shirley M. Good, Fishing Creek Township  
Tax Collector

R.D. 2  
Orangeville, PA 17859

Benton Area School District

R.D. #2, Park Street  
Box 8  
Benton, PA 17814

  
SHARON L. MYERS

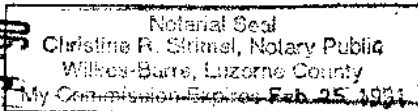
SWORN TO and subscribed to

before me this 20<sup>th</sup> day of

September, 1990.

  
NOTARY PUBLIC

My commission expires:



FILED  
SEP 24 2 25  
CLERK OF COURT

U.S. POSTAL SERVICE  
CERTIFICATE OF MAIL  
Received From:  
ROSENN, JENKINS & GREENWALD  
15 S. FRANKLIN ST.  
WILKES-BARRE, PA. 18717  
One piece of ordinary mail addressed to:  
Commonwealth of Pa. - Dept of Revenue  
Bureau of Accounts Settlement  
P.O. Box 8901 - Harrisburg Pa. 17105-  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE  
FOR INSURANCE - POSTMASTER  
PS FORM 3817 MAY 1976 ☆ U.S. GOVERNMENT PRINTING OFFICE: 1979-752-524  
No. 652 of 1990 J.D.

U.S. POSTAL SERVICE  
CERTIFICATE OF MAIL  
Received From:  
ROSENN, JENKINS & GREENWALD  
15 S. FRANKLIN ST.  
WILKES-BARRE, PA. 18717  
One piece of ordinary mail addressed to:  
Marlene Karcher  
748 Mary Street  
Mifflinville Pa 18631  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE  
FOR INSURANCE - POSTMASTER  
PS FORM 3817 MAY 1976 ☆ U.S. GOVERNMENT PRINTING OFFICE: 1979-752-524  
652 of 1990 J.D.

U.S. POSTAL SERVICE  
CERTIFICATE OF MAIL  
Received From:  
ROSENN, JENKINS & GREENWALD  
15 S. FRANKLIN ST.  
WILKES-BARRE, PA. 18717  
One piece of ordinary mail addressed to:  
Dale Karcher  
748 Mary St  
Mifflinville Pa. 18631  
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE  
FOR INSURANCE - POSTMASTER  
PS FORM 3817 MAY 1976 ☆ U.S. GOVERNMENT PRINTING OFFICE: 1979-752-524  
652 of 1990 J.D.

U.S. POSTAL SERVICE  
 CERTIFICATE OF MAIL  
 Received From:  
 ROSENN, JENKINS & GREENWALD  
 15 S. FRANKLIN ST.  
 WILKES-BARRE, PA. 18711  
 SEP 18 1990  
 USPS  
 U.S. POSTAGE  
 \$0.45  
 One piece of ordinary mail addressed to:  
 Mark Marx  
 101 West St., Apt 1  
 Bloomsburg, Pa. 17815  
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE — POSTMASTER  
 PS FORM 3817 MAY 1976 ☆ U.S. GOVERNMENT PRINTING OFFICE: 1979-752-524  
 652 of 1990 J.D.

U.S. POSTAL SERVICE  
 CERTIFICATE OF MAIL  
 Received From:  
 ROSENN, JENKINS & GREENWALD  
 15 S. FRANKLIN ST.  
 WILKES-BARRE, PA. 18711  
 SEP 18 1990  
 USPS  
 U.S. POSTAGE  
 \$0.45  
 One piece of ordinary mail addressed to:  
 Borough of Berwick - c/o Sewer Rental Off.  
 City Hall - 344 Market St  
 Berwick, PA 18603  
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE — POSTMASTER  
 PS FORM 3817 MAY 1976 ☆ U.S. GOVERNMENT PRINTING OFFICE: 1979-752-524  
 652 of 1990 J.D.  
 C.A.

U.S. POSTAL SERVICE  
 CERTIFICATE OF MAIL  
 Received From:  
 ROSENN, JENKINS & GREENWALD  
 15 S. FRANKLIN ST.  
 WILKES-BARRE, PA. 18711  
 SEP 18 1990  
 USPS  
 U.S. POSTAGE  
 \$0.45  
 One piece of ordinary mail addressed to:  
 Borough of Berwick c/o Sewer Rental  
 City Hall - 344 Market St office  
 Berwick, PA 18603  
 MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE — POSTMASTER  
 PS FORM 3817 MAY 1976 ☆ U.S. GOVERNMENT PRINTING OFFICE: 1979-752-524  
 652 of 1990 J.D.  
 M.L.

U.S. POSTAL SERVICE  
CERTIFICATE OF MAIL

Received From: ROSENN, JENKINS & GREENWALD  
15 S. FRANKLIN ST.  
WILKES-BARRE, PA. 18711

One piece of ordinary mail addressed to:  
Columbus County Tax Claim Bureau  
Columbus County Courthouse  
Bloomsburg, PA 17815

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE - POSTMASTER

PS FORM 3817 MAY 1976 ☆ U.S. GOVERNMENT PRINTING OFFICE: 1979-752-524

652 of 1990 J.D.  
I

U.S. POSTAL SERVICE  
CERTIFICATE OF MAIL

Received From: ROSENN, JENKINS & GREENWALD  
15 S. FRANKLIN ST.  
WILKES-BARRE, PA. 18711

One piece of ordinary mail addressed to:  
Shirley M. Hood  
Fishing Creek Township Tax Collector  
R.D. 2, Orangeville, PA 17859

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE - POSTMASTER

PS FORM 3817 MAY 1976 ☆ U.S. GOVERNMENT PRINTING OFFICE: 1979-752-524

652 of 1990 J.D.  
I

U.S. POSTAL SERVICE  
CERTIFICATE OF MAIL

Received From: ROSENN, JENKINS & GREENWALD  
15 S. FRANKLIN ST.  
WILKES-BARRE, PA. 18711

One piece of ordinary mail addressed to:  
Bereton Area School District  
P.O. 2, Park St., Box 8  
Bereton, PA 17814

MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE - POSTMASTER

PS FORM 3817 MAY 1976 ☆ U.S. GOVERNMENT PRINTING OFFICE: 1979-752-524

652 of 1990 J.D.  
I

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

November 14, 1990

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

Dear Sir:

Enclosed is CK#1957 in the amount of \$272.00, which represents payment for the advertising of the Sheriff's Sale No. 48 of 1990, Franklin First Federal Savings and Loan Association of Wilkes-Barre n/k/a Franklin First Federal Savings Bank Vs Robert B. and Florence M. Gordon.

Thank you very much.

Sincerely,

J. H. Dent  
Deputy Sheriff

LIEN CERTIFICATE

DATE 8/30/90

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, 1989, in Fishingcreek Twp. are as follows:

Owner or Reputed Owner: Gordon, Robert B. & Florence M.

Former Owner: (10-80) Bechtel, John S.

Parcel No. 15-15A-5-16

Description Fig. 74X80

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1989	<del>32.66</del> 30.38	<del>6.55</del> 6.46	<del>177.80</del> 175.53	<del>216.51</del> 212.37
			TCB FEE	<del>15.00</del> 15.14
			TOTAL	231.51

The above figures represent the amounts due during the month of Nov. 19 90

Requested by: Harry A. Roadarmel, Jr.

Fee: \$5.00

*Pd*  
11-13 90

COLUMBIA COUNTY TAX CLAIM BUREAU

D. Long  
Director

Sheriff Sale 10/25/90

From being returned to you, 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. 2. Restricted Delivery (Extra charge) 48

1. Show to whom delivered, date, and addressee's address.

3. Article Addressed to:

Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Accounts Settlement  
P.O. Box 2055  
Harrisburg, Pa. 17105

4. Article Number  
P 279 613 016

Type of Service:  
☐ Registered ☐ Insured  
☒ Certified ☐ COD  
☐ Express Mail ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

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

5. Signature - Addressee  
X

6. Signature - Agent  
X *Harry F. Roll*

7. Date of Delivery  
AUG 27 1990

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

From being returned to you, 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. 2. Restricted Delivery (Extra charge) 48

1. Show to whom delivered, date, and addressee's address.

3. Article Addressed to:

Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Accounts Settlement  
P.O. Box 8901  
Harrisburg, Pa. 17105-8901

4. Article Number  
P 279 613 009

Type of Service:  
☐ Registered ☐ Insured  
☒ Certified ☐ COD  
☐ Express Mail ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

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

5. Signature - Addressee  
X

6. Signature - Agent  
X *Harry F. Roll*

7. Date of Delivery  
AUG 27 1990

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☒ Restricted Delivery (Extra charge) 48

3. Article Addressed to:  
Press Enterprise  
P.O. Box 745  
Bloomsburg, Pa. 17815

4. Article Number  
P 279 613 020

Type of Service:  
☐ Registered ☐ Insured  
☒ Certified ☐ COD  
☐ Express Mail ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee  
X

6. Signature - Agent  
X *Harry F. Roll*

7. Date of Delivery

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

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☒ Restricted Delivery (Extra charge) 48

3. Article Addressed to:  
Mark Haney  
101 West Street  
Apt #1  
Bloomsburg, Pa. 17815

4. Article Number  
P 279 613 011

Type of Service:  
☐ Registered ☐ Insured  
☒ Certified ☐ COD  
☐ Express Mail ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee  
X *Mark Haney*

6. Signature - Agent  
X

7. Date of Delivery  
AUG 27 1990

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

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☒ Restricted Delivery (Extra charge) 48

3. Article Addressed to:  
Borough of Berwick  
C/o Sewer Rental Office  
City Hall  
344 Market St.,  
Berwick, Pa. 18603

4. Article Number  
P 279 613 012

Type of Service:  
☐ Registered ☐ Insured  
☒ Certified ☐ COD  
☐ Express Mail ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee  
X *Molly Sprung*

6. Signature - Agent  
X

7. Date of Delivery  
8-28

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

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT



the date of delivery. For additional fees the following services are available. Consult postmaster for fees.  
1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery (Extra charge) 48

3. Article Addressed to: <b>IRS</b> <b>P.O. Box 12050</b> <b>Philadelphia, Pa. 19106</b> <b>Attention: Special Procedures</b> <b>Function</b>		4. Article Number <b>P 279 613 017</b>
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail Always obtain signature of addressee or agent and DATE DELIVERED.		Insured <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/>
5. Signature — Addressee <b>[Signature]</b>		8. Addressee's Address (ONLY if requested and fee paid)
6. Signature — Agent <b>[Signature]</b>		
7. Date of Delivery <b>[Signature]</b>		

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

3. Article Addressed to: <b>Office of F.A.I.R.</b> <b>Department of Public Welfare</b> <b>P.O. Box 8016</b> <b>Harrisburg, Pa. 17105</b>		4. Article Number <b>P 279 613 019</b>
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail Always obtain signature of addressee or agent and DATE DELIVERED.		Insured <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/>
5. Signature — Addressee <b>[Signature]</b>		8. Addressee's Address (ONLY if requested and fee paid)
6. Signature — Agent <b>[Signature]</b>		
7. Date of Delivery <b>AUG 27 1990</b>		

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. <input type="checkbox"/> Show to whom delivered, date, and addressee's address. (Extra charge)		2. <input type="checkbox"/> Restricted Delivery (Extra charge) 48
3. Article Addressed to: <b>Shirley M. Good, Tax Collector</b> <b>RD#2</b> <b>Orangeville, Pa. 17859</b>		4. Article Number <b>P 279 613 013</b>
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail Always obtain signature of addressee or agent and DATE DELIVERED.		Insured <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/>
5. Signature — Addressee <b>[Signature]</b>		8. Addressee's Address (ONLY if requested and fee paid)
6. Signature — Agent <b>[Signature]</b>		
7. Date of Delivery <b>8-25-90</b>		

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. <input type="checkbox"/> Show to whom delivered, date, and addressee's address. (Extra charge)		2. <input type="checkbox"/> Restricted Delivery (Extra charge) 48
3. Article Addressed to: <b>Marlene Karchner and</b> <b>Dale Karchner</b> <b>748 Mary Street</b> <b>Mifflinville, Pa. 18631</b>		4. Article Number <b>P 279 613 010</b>
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail Always obtain signature of addressee or agent and DATE DELIVERED.		Insured <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/>
5. Signature — Addressee <b>[Signature]</b>		8. Addressee's Address (ONLY if requested and fee paid)
6. Signature — Agent <b>[Signature]</b>		
7. Date of Delivery <b>8-22-90</b>		

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. <input type="checkbox"/> Show to whom delivered, date, and addressee's address. (Extra charge)		2. <input type="checkbox"/> Restricted Delivery (Extra charge) 48
3. Article Addressed to: <b>Benton Area School District</b> <b>RD#2 Park Street</b> <b>Box 8</b> <b>Benton, Pa. 17814</b>		4. Article Number <b>P 279 613 014</b>
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail Always obtain signature of addressee or agent and DATE DELIVERED.		Insured <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/>
5. Signature — Addressee <b>[Signature]</b>		8. Addressee's Address (ONLY if requested and fee paid)
6. Signature — Agent <b>[Signature]</b>		
7. Date of Delivery <b>8-27-90</b>		

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "TO" Space on the reverse side. Failure to do this voids the return receipt fee. 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 boxes for additional services requested.

1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery (Extra charge)

3. Article Addressed to: Thomas C. Zerbe Jr.  
Deputy Attorney General  
Collections Unit  
Fourth and Walnut St.,  
Harrisburg, Pa. 17120

4. Article Number P 279 613 015

Type of Service: ☐ Registered ☐ Insured ☒ Certified ☐ COD ☐ Express Mail ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Agent X

6. Signature — Addressee *William K. Hamel*

7. Date of Delivery AUG 27 1990

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

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "TO" Space on the reverse side. Failure to do this voids the return receipt fee. 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 boxes for additional services requested.

1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery (Extra charge)

3. Article Addressed to: Small Business Administration  
20 N. Pennsylvania Ave.,  
Room 2327  
Wilkes-Barre, Pa. 18701

4. Article Number P 279 613 018

Type of Service: ☐ Registered ☐ Insured ☒ Certified ☐ COD ☐ Express Mail ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee X

6. Signature — Agent *Bill Ruppel*

7. Date of Delivery AUG 27 1990

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

PS Form 3811, Apr. 1989 \*U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

LAW OFFICES

**ROSENN, JENKINS & GREENWALD**

15 SOUTH FRANKLIN STREET

WILKES-BARRE, PENNSYLVANIA 18711

TELEPHONE  
717-826-5600

TELECOPIER  
717-826-5640

DIRECT DIAL

PITTSBURGH OFFICE:  
717-654-3733

49 SOUTH MAIN STREET  
PITTSBURGH, PA 15201

ROBERT SPIELMAN  
FRANCIS G. WENZEL, JR.  
MICHAEL A. SHUCOSKY  
CARL J. STEINBRENNER  
HARRY V. CARDONE  
WILLIAM L. HIGGS  
SUSAN M. ROONEY  
FRED A. PIERANTONI, III  
BRAND C. CORCORAN  
ROBERT D. SCHAUB  
DAVID J. HARRIS  
MARSHA ANN BASCO  
GEORGE F. SIOVLIN  
NORMAN D. NAMEY  
ROBERT N. GAWIAS, JR.  
RUTH C. HUGHES  
GERARD M. MUSTO, JR.  
ANN M. MAITSE  
JAMES C. COSIAL  
DAVID F. SCHWAGLER  
STEVEN P. ROTH  
JOSEPH G. FERGUSON

JOSEPH J. SAVITZ  
LUGENE ROTH  
HARRY H. HISCOX  
JOHN J. APONICK, JR.  
DANIEL G. FLANNERY  
MARSHALL S. JACOBSON  
MURRAY C. BERG  
JOSEPH J. MUSIC  
BRUCE C. ROSENTHAL  
DONALD H. BROBST  
PAULA G. BREGMAN  
JOSEPH L. PERSICO  
HOWARD M. LEVINSON  
ALAN S. HOLLANDER  
JOHN G. WHELLEY, JR.  
GARRY S. TAROLI  
RICHARD A. RUSSO  
JAMES P. VALENTINE  
MARK A. VAN LOON  
LEE S. PIATT  
DAVID B. HISCOX

OF COUNSEL  
HENRY GREENWALD  
CAROL ROSENN

September 26, 1990

Deputy Sheriff Jim Dent  
Columbia County Sheriff's Office  
Columbia County Courthouse  
Bloomsburg, PA 17815

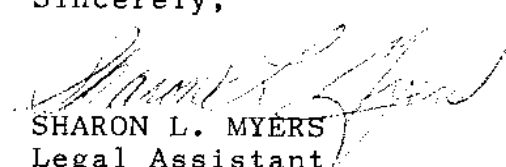
**RE: Franklin First Federal Savings & Loan Association  
of Wilkes-Barre  
n/k/a Franklin First Federal Savings Bank  
vs. Robert B. Gordon and Florence M. Gordon, his wife,  
No. 652 of 1990 J.D. and No. 48 of 1990 E.D.**

Dear Mr. Dent:

Enclosed herein please find nine (9) original Certificates of Mailing, each dated September 18, 1990, which evidence that the Junior Lienholder Notices for the above-referenced Mortgage Foreclosure action were mailed.

Should you have any questions regarding this matter, please feel free to contact our office.

Sincerely,

  
SHARON L. MYERS  
Legal Assistant

SLM/mvl  
Enclosures  
cc: David J. Harris, Esquire



SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

Franklin First Federal S & L Assn. VS Robert B. & Florence M. Gordon

NO. 48-1990 E.D. NO. 652 of 1990 J.D.

DATE OF SALE: 10/25/90

BID PRICE ( INCLUDES COSTS )

\$ 1206.66

POUNDAGE 2% BID PRICE

\$ 24.29

TRANSFER TAX 2% BID PRICE

\$ -

MISC. COSTS

\$ -

TOTAL NEEDED TO PURCHASE

\$ 1230.90

PURCHASER(S) : Franklin First Federal Savings Bank

ADDRESS : 44 West Market St. Wilkes Barre PA 18773

NAME(S) ON DEED: Franklin First Federal Savings Bank

PURCHASER(S) SIGNATURE(S) : \_\_\_\_\_

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 1230.90

LESS DEPOSIT \$ 750.00

DOWN PAYMENT \$ 480.90

AMOUNT DUE IN  
EIGHT DAYS \$ -

**Franklin First Federal  
Savings Bank**

34 W. Market St., Wilkes-Barre, PA 18773  
Secrow Dept.



97-371428804

Date  
October 25, 1990

Amount  
\$480.90

PAY Four Hundred Eighty and 90/100

TO THE  
ORDER  
OF

Sheriff of Columbia County

DRAWER: FRANKLIN FIRST FEDERAL SAVINGS BANK

*Eugene B. Horvath*  
AUTHORIZED SIGNATURE

TO CITIBANK (NEW YORK STATE) ROCHESTER, N.Y.

⑆022310422⑆ 811409937 371428804

# SHERIFF'S SALL Distribution Sheet

Franklin First Federal Savings and Loan  
Association of Wilkes-Barre n/k/a Franklin VS. Robert B. Gordon and Florence M. Gordon, his  
First Federal Savings Bank Wife  
 NO. 652 of 1990 JD  
 NO. 48 of 1990 ED  
 DATE OF SALE: Oct. 25, 1990 10:00 A.M.

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) OCTOBER 25, 1990 and (time) 10:00 A.M., of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to FRANKLIN FIRST FEDERAL SAVINGS BANK for the price or sum of One Thousand, Two Hundred, Six and Sixty-six cents (\$1206.66) Dollars, being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$	<u>1,206.66</u>	
Poundage .....		<u>24.24</u>	
Transfer Taxes .....			
Total Needed to Purchase .....	\$	<u>1,230.90</u>	
Amount Paid Down .....		<u>750.00</u>	
Balance Needed to Purchase .....		<u>480.90</u>	
<b>EXPENSES:</b>			
Columbia County Sheriff - Costs .....	\$	<u>331.20</u>	
Poundage .....		<u>24.24</u>	\$ <u>355.44</u>
Newspaper .....			<u>272.00</u>
Printing .....			
Solicitor .....			<u>50.00</u>
Columbia County Prothonotary .....			<u>20.00</u>
Columbia County Recorder of Deeds -			<u>33.50</u>
		Deed copy work	
		Realty transfer taxes	
		State stamps	
Tax Collector (		)	<u>231.51</u>
Columbia County Tax Assessment Office....(Township Tax's) .....			<u>221.45</u>
State Treasurer .....			<u>42.00</u>
Other: Tax Claim .....			<u>5.00</u>
<b>TOTAL EXPENSES:</b>			
	\$	<u>1,230.90</u>	
Total Needed to Purchase	\$	<u>1,230.90</u>	
Less Expenses			
Net to First Lien Holder			
LESS <del>Plus</del> Deposit		<u>750.00</u>	
Total to First Lien Holder	\$		

Sheriff's Office, Bloomsburg, Pa. }

OCT. 25, 1990

So answers

*Harry A. Roadarmel*  
 HARRY A. ROADARME

Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

September 19, 1990

ROSENN, JENKINS & GREENWALD  
15 South Franklin St.,  
Wilkes-Barre, Pa. 18711

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

VS. 48 of 1990 E.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Wednesday September 19, 1990 POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Robert B. Gordon and Florence M. Gordon  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF J.H. Dent

Note: A copy of the Sale Bill was also  
posted within the Sheriff's Office  
and Lobby of the Court House.

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN AND SUBSCRIBED BEFORE ME  
THIS 19th

DAY OF September 1990

Tami B. Kline  
TAMI B. KLINE, PROTHONOTARY OF  
COLUMBIA COUNTY

PROTH. & CLK. OF SEV. COURTS

MY COMM. EX. 1st MON. JAN. 1, 1992



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 previos 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 RECIEPT \_\_\_\_\_

- \* DOCKET ALL DATES

ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO \_\_\_\_\_

SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS \_\_\_\_\_

SHERIFF'S SALE OUTLINE CON'TSALE BILLSSEND 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

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE n/k/a	:	
FRANKLIN FIRST FEDERAL SAVINGS BANK,	:	OF COLUMBIA COUNTY
	:	
PLAINTIFF	:	CIVIL ACTION-LAW
	:	
VS.	:	IN MORTGAGE FORECLOSURE
	:	
ROBERT B. GORDON and FLORENCE M. GORDON,	:	
his wife,	:	
	:	
DEFENDANTS	:	NO. 652 OF 1990

AFFIDAVIT OF NON-MILITARY SERVICE AND  
CERTIFICATION OF LAST KNOWN ADDRESS  
OF DEFENDANTS AND PLAINTIFF

\*\*\*\*\*

COMMONWEALTH OF PENNSYLVANIA :  
: SS:  
COUNTY OF LUZERNE :

EUGENE S. HORANZY, being duly sworn according to law, does depose and say that he did, upon request of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE n/k/a FRANKLIN FIRST FEDERAL SAVINGS BANK, investigate the status of ROBERT B. GORDON and FLORENCE M. GORDON, his wife, the above-captioned Defendants, with regard 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 they are not now, nor were they within a period of three months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940; and that the last known address of said Defendants, ROBERT B. GORDON and FLORENCE M. GORDON, his

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

FRANKLIN FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF WILKES-BARRE n/k/a  
FRANKLIN FIRST FEDERAL SAVINGS BANK,

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

No. 652 Term 1990 J.D.

VS.

ROBERT B. GORDON and FLORENCE M. GORDON,  
his wife,

No. 48 Term 1990 E.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 costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED HERETO - EXHIBIT "A"

PARCEL NO. 15-15A-5-16

Amount Due	\$6,922.76
Attorney's Commission	692.28
Interest to 7/30/90	<u>732.96</u>

TOTAL \$8,348.00 plus costs\*

as endorsed.

*Jamie B. Kline*

Prothonotary, Court of Common Pleas  
of Columbia County, Pennsylvania

Dated: Aug. 15, 1990

(SEAL)

BY: *Norothy Long*  
Deputy

\* Plus a per diem charge at the rate of \$2.12, from July 30, 1990, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money hereinafter expended by the Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

No. 652 Term, 1990 J.D.

No. \_\_\_\_\_ Term, 1990 E.D.

FRANKLIN FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF WILKES-BARRE n/k/a  
FRANKLIN FIRST FEDERAL SAVINGS BANK

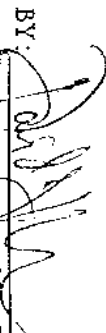
vs.

ROBERT B. GORDON AND FLORENCE M.  
GORDON, his wife

WRIT OF EXECUTION  
(Mortgage Foreclosure)

	Costs
Pro. Pd	\$60.50
Judg. Fee	\$ 9.00
Sheriff's Cr.	\$
Sat.	\$ 5.00
Attorney's Fees	\$ 5.00

ROSENN, JENKINS & GREENWALD

BY:   
DAVID J. HARRIS, ESQUIRE  
Attorneys for Plaintiff

Address: 15 South Franklin Street  
Wilkes-Barre, Pennsylvania 18711

DERR, PURSEL, LUSCHAS & NORTON

BY: 

GARY E. NORTON, ESQUIRE

Co-Counsel for Plaintiff

Address: 238 Market Street

P.O. Box 539

Bloomsburg, PA 17815

Where papers may be served.

FRANKLIN FIRST FEDERAL SAVINGS AND : IN THE COURT OF COMMON PLEAS  
LOAN ASSOCIATION OF WILKES-BARRE n/k/a :  
FRANKLIN FIRST FEDERAL SAVINGS BANK, : OF COLUMBIA COUNTY  
PLAINTIFF : CIVIL ACTION-LAW  
VS. : IN MORTGAGE FORECLOSURE  
ROBERT B. GORDON and FLORENCE M. GORDON, :  
his wife, :  
DEFENDANTS : NO. 652 OF 1990

AFFIDAVIT PURSUANT TO RULE 3129.1

FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE n/k/a  
FRANKLIN FIRST FEDERAL SAVINGS BANK, Plaintiff in the above action, sets forth  
as of the date the Praeipe for the Writ of Execution was filed the following  
information concerning the real property located at R.D. #2, Orangeville, Fishing  
Creek Township, Columbia County, Pennsylvania, the same being more particularly  
described in Exhibit "A", attached.

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

<u>Name</u>	<u>Address</u>
Robert B. Gordon	1059 Chestnut Street Nescopeck, PA 18635
Florence M. Gordon	1059 Chestnut Street Nescopeck, PA 18635

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

<u>Name</u>	<u>Address</u>
Robert B. Gordon	1059 Chestnut Street Nescopeck, PA 18635
Florence M. Gordon	1059 Chestnut Street Nescopeck, PA 18635

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of the overflow channel at the northeasterly corner of land now or formerly of Bruce DeHaven;

THENCE along the southerly side of said overflow channel south 36 1/4 degrees east 50.5 feet to the northwesterly corner of lot now or formerly of Doyle Dollman;

THENCE along the westerly line of said lot of Doyle Dollman south 37 degrees 30 minutes west 70 feet to a point;

THENCE north 68 degrees 20 minutes west 40 feet;

THENCE north 28 degrees 13 minutes west 50 feet to the most southerly corner of lot now or formerly of Bruce DeHaven;

THENCE along the easterly line of said lot of Bruce DeHaven north 62 degrees 53 minutes east 83 feet to the place of beginning.

BEING the same premises conveyed to Robert B. Gordon and Florence M. Gordon, his wife, by Deed of John Scott Bechtel and Johanna May Bechtel, his wife, said Deed dated October 27, 1980 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 300, at Page 12.

PREMISES improved with a single family, one story cottage more commonly known as R.D. #2, Orangeville, Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER with the right of ingress and egress to the above described lot along the road on land now or formerly of Donald A. Fedder and Ruth M. Fedder, his wife, as obtained from previous owners in the chain of title.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

(717) 826-5600

ATTORNEYS FOR

PLAINTIFF

Name

Address

Benton Area School District

R.D. #2, Park Street  
Box 8  
Benton, PA 17814

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.

DERR, PURSEL, LUSCHAS & NORTON

DATE: 8/12/60

BY: 

GARY E. NORTON, ESQUIRE

Co-Counsel for Plaintiff



(717) 826-5600

ATTORNEYS FOR

PLAINTIFF

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

<u>Name</u>	<u>Address</u>
Commonwealth of Pennsylvania Department of Revenue	Bureau of Accounts Settlement P.O. Box 8901 Harrisburg, PA 17105-8901
Marlene Karchner and Dale Karchner	748 Mary Street Mifflinville, PA 18631
Mark Haney	101 West Street, Apt. 1 Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
Franklin First Federal Savings and Loan Association of Wilkes-Barre n/k/a Franklin First Federal Savings Bank	44 West Market Street Wilkes-Barre, PA 18773-0449

5. Name and address of every other person who has any record lien on their property:

<u>Name</u>	<u>Address</u>
Borough of Berwick	c/o Sewer Rental Office City Hall 344 Market Street Berwick, PA 18603

6. 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:

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	Columbia County Courthouse Bloomsburg, PA 17815
Shirley M. Good, Fishing Creek Township Tax Collector	R.D. 2 Orangeville, PA 17859

Internal Revenue Service  
District Director

Department of the Treasury  
600 Arch St., Philadelphia, PA 19106

Date: Sept, 6, 1990

In re: Robert & Florence Gordon

Person to Contact: Carlo Gonnella

Contact Telephone Number: (215) 597-5704

▷ Harry A. Roadarmel JR  
Sheriff of Columbia County  
P.O. Box 380 - Court House  
Bloomsburg, PA 17815

We are returning your notice of nonjudicial sale because it is inadequate. This letter is a NOTICE OF INADEQUACY, which we are required to send to you. We have shown the information needed in the boxes checked below.

- ☐ The name and address of the person submitting the notice of sale.
- ☒ A copy of each Federal tax lien affecting the property to be sold, or
  - a. The location of the IRS District office that issued the lien,
  - b. The name and address of the taxpayer, and
  - c. The date and place the lien was filed.
- ☐ A detailed description of the property to be sold including the location of the property (if real property, include the street address, city, State, the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title).
- ☐ The date, place, time, and terms of the proposed sale.
- ☐ The approximate amount of the principal obligation, including interest due the person selling the property and a description of other expenses that may be charged against the sale proceeds.
- ☐ Notice of sale not given 25 days before the sale.

Please resubmit your notice with the copy of this letter attached within sufficient time so that we receive it at least 25 days before the sale. An envelope is enclosed for your convenience.

In case we find it necessary to contact you for further information, when you respond please include your telephone number and area code where we can reach you between 8 a.m. and 4:30 p.m.

(over)

## Instructions for Preparing

# Notice of Nonjudicial Sale of Property and Application for Consent to Sale

## Department of the Treasury Internal Revenue Service

Internal Revenue Service  
Attn: Carlo Gonnella  
Special Procedures Branch  
P. O. Box 12051  
Philadelphia, PA 19105

Section 7425(c) of the Internal Revenue Code states that before property described in section 7425(b) is sold, a notice of nonjudicial sale shall be submitted to, or consent

to sell the property free of the United States liens or title shall be obtained from, the District Director for the district in which the sale is to occur.

## Notice of Sale

A notice of sale will be adequate if it contains the following information:

(1) The name and address of the person submitting the notice.

(2) A copy of each notice of Federal Tax Lien, Form 668, affecting the property to be sold, or, as shown on each such notice:

- (a) The internal revenue district named,
- (b) The name and address of the taxpayer, and
- (c) The date and place the notice of lien was filed.

(3) A detailed description, including location, of the property affected by the notice. (For real property, give the street address, city and State, the legal description contained in the title or deed to the property; and, if available, a copy of the abstract of title.)

(4) If applicable, the reasons the property is liable to become greatly reduced in value if kept a minimum of 25 days, or reasons it cannot be kept for that period of time without great expense.

(5) The date, time, place, and terms of the sale of the property.

(6) The approximate amount of the principal obligation, including interest, due the person selling the property, and a description of any expenses (such as legal expenses, selling costs, etc.) that will be chargeable against the sale proceeds.

Only an original of a notice of sale is required. If a duplicate and a written request for acknowledgment are submitted with the original, the office of the District Director will indicate the date and time received on the duplicate, and return it to the sender.

## When and How To Submit a Notice of Sale

A notice of sale shall be given, in writing, by registered or certified mail or by personal service, not less than 25 days before the sale. (The 25-day period does not apply to sales reflected in item 4, above; in which case, the proceeds, exclusive of costs, shall be held as a fund subject to United States liens and claims on the property sold for not less than 30 days after the date of the sale.)

## Consent to Sale

Regardless of the foregoing instructions as to the adequacy and timeliness of a notice of sale, a nonjudicial sale of property shall divest the property of the United States liens or title if the District Director for the district in which the sale is to occur consents to the sale of the property free of the liens. Consent may be given when adequate protection is assured the liens or title. Protection is adequate if:

- (1) The taxpayer has no equity in the property, or
- (2) The taxpayer's interest in the property is assigned to the District Director, or
- (3) The proceeds in excess of prior encumbrances are assigned to the District Director, or
- (4) The sale divests the taxpayer of all rights, title, and interest in the property, and the proceeds are to be held as a fund subject to United States liens and claims in the same manner and priority as the liens and claims were held on the discharged property, or

(5) There are other circumstances acceptable to the District Director.

The right of the United States to redeem the property remains, even though a consent to the sale is given.

## Application for Consent

Any person desiring the District Director's consent to sell property free and clear of a Federal tax lien or a title derived from the enforcement of that lien must submit an application in triplicate. The application must contain:

- (1) The same information that is required for a notice of sale,
- (2) The reasons the consent is desired,
- (3) A statement showing that adequate protection is given to the United States lien or title, and
- (4) A declaration that the information supplied in the application is made under penalties of perjury.

Address  
notice or ►  
application

to: District Director of Internal Revenue  
(Address to district in which the sale  
is to occur)

Attention of: Chief, Special Procedures Staff

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE n/k/a	:	
FRANKLIN FIRST FEDERAL SAVINGS BANK,	:	OF COLUMBIA COUNTY
	:	
PLAINTIFF	:	CIVIL ACTION-LAW
VS.	:	IN MORTGAGE FORECLOSURE
	:	
ROBERT B. GORDON and FLORENCE M. GORDON,	:	
his wife,	:	
	:	
DEFENDANTS	:	NO. 652 OF 1990

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 of 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

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE n/k/a FRANKLIN FIRST FEDERAL SAVINGS BANK, against ROBERT B. GORDON and FLORENCE M. GORDON, his wife, and will be sold by:

SHERIFF OF COLUMBIA COUNTY

ROSENN, JENKINS & GREENWALD  
Attorneys

EXHIBIT "A"

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 48 of 1990, 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 Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on Oct. 25, 1990 at 10:00 a.m., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of the overflow channel at the northeasterly corner of land now or formerly of Bruce DeHaven;

THENCE along the southerly side of said overflow channel south 36 1/4 degrees east 50.5 feet to the northwesterly corner of lot now or formerly of Doyle Dollman;

THENCE along the westerly line of said lot of Doyle Dollman south 37 degrees 30 minutes west 70 feet to a point;

THENCE north 68 degrees 20 minutes west 40 feet;

THENCE north 28 degrees 13 minutes west 50 feet to the most southerly corner of lot now or formerly of Bruce DeHaven;

THENCE along the easterly line of said lot of Bruce DeHaven north 62 degrees 53 minutes east 83 feet to the place of beginning.

BEING the same premises conveyed to Robert B. Gordon and Florence M. Gordon, his wife, by Deed of John Scott Bechtel and Johanna May Bechtel, his wife, said Deed dated October 27, 1980 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 300, at Page 12.

PREMISES improved with a single family, one story cottage more commonly known as R.D. #2, Orangeville, Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER with the right of ingress and egress to the above described lot along the road on land now or formerly of Donald A. Fedder and Ruth M. Fedder, his wife, as obtained from previous owners in the chain of title.

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 784-1991

RECEIVED  
CHIEF, SPECIAL PROCEDURES  
24 HOUR PHONE  
(717) 784-6300

AUG 28 1990

DIST. DIR. OF INTERNAL REVENUE  
PHILADELPHIA, PA

Date: August 23, 1990

To: IRS

P.O. Box 12050

Philadelphia, Pa. 19106

Attention: Special Procedures Function

Franklin First Federal Savings and Loan  
Association of Wilkes-Barre n/k/a

Re: Franklin First Federal Savings Bank

VS. Robert B. Gordon and Florence M. Gordon

his wife

No: 48 of 1990 ED

No: 652 of 1990 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.

Please feel free to contact me with any questions you may have.

Note: Also enclosed is a copy of the Writ of Execution giving the amount owed, copy of the Lien holders and the last known address.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

SHERIFF'S SALE

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 48 OF 1990 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, COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

THURSDAY OCTOBER 25, 1990

10:00 A.M.

---

IN THE FORENOON OF THE SAID DAY, ALL THAT RIGHT, TITLE AND INTEREST OF THE DEFENDANTS AND THE BELOW DESCRIBED LOT, PIECE, OR PARCEL OF LAND.

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of the overflow channel at the northeast-erly corner of land now or formerly of Bruce DeHaven;

THENCE along the southerly side of said overflow channel south 36 1/4 degrees east 50.5 feet to the northwesterly corner of lot now or formerly of Doyle Dollman;

THENCE along the westerly line of said lot of Doyle Dollman south 37 degrees 30 minutes west 70 feet to a point;

THENCE north 68 degrees 20 minutes west 40 feet;

THENCE north 28 degrees 13 minutes west 50 feet to the most southerly corner of lot now or formerly of Bruce DeHaven;

THENCE along the easterly line of said lot of Bruce DeHaven north 62 degrees 53 minutes east 83 feet to the place of beginning.

BEING the same premises conveyed to Robert B. Gordon and Florence M. Gordon, his wife, by Deed of John Scott Bechtel and Johanna May Bechtel, his wife, said Deed dated October 27, 1980 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 300, at Page 12.

PREMISES improved with a single family, one story cottage more commonly know as RD#2, Orangeville, Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER with the right of ingress and egress to the above described lot along the



Internal Revenue Service  
District Director

Department of the Treasury  
600 Arch St., Philadelphia, PA 19106

Date:

In re: Robert & Florence Gordan

Person to Contact: Carlo Gonnella

Contact Telephone Number: (215) 597-5704

▷ Sheriff of Columbia County  
Harry A. Roadarmel Jr.  
Court House, P.O. Box 380  
Bloomsburg, PA 17815

We are returning your notice of nonjudicial sale because it is inadequate. This letter is a NOTICE OF INADEQUACY, which we are required to send to you. We have shown the information needed in the boxes checked below.

- ☐ The name and address of the person submitting the notice of sale.
- ☒ A copy of each Federal tax lien affecting the property to be sold, or
  - a. The location of the IRS District office that issued the lien,
  - b. The name and address of the taxpayer, and
  - c. The date and place the lien was filed.
- ☐ A detailed description of the property to be sold including the location of the property (if real property, include the street address, city, State, the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title).
- ☒ The date, place, time, and terms of the proposed sale.
- ☒ The approximate amount of the principal obligation, including interest due the person selling the property and a description of other expenses that may be charged against the sale proceeds.
- ☐ Notice of sale not given 25 days before the sale.

Please resubmit your notice with the copy of this letter attached within sufficient time so that we receive it at least 25 days before the sale. An envelope is enclosed for your convenience.

In case we find it necessary to contact you for further information, when you respond please include your telephone number and area code where we can reach you between 8 a.m. and 4:30 p.m.

(over)

## Instructions for Preparing

# Notice of Nonjudicial Sale of Property and Application for Consent to Sale

## Department of the Treasury Internal Revenue Service

Internal Revenue Service  
Attn: Carlo Gonnella  
Special Procedures Branch  
P. O. Box 12051  
Philadelphia, PA 19105

Section 7425(c) of the Internal Revenue Code states that before property described in section 7425(b) is sold, a notice of nonjudicial sale shall be submitted to, or consent

to sell the property free of the United States liens or title shall be obtained from, the District Director for the district in which the sale is to occur.

## Notice of Sale

A notice of sale will be adequate if it contains the following information:

(1) The name and address of the person submitting the notice.

(2) A copy of each notice of Federal Tax Lien, Form 668, affecting the property to be sold, or, as shown on each such notice:

(a) The internal revenue district named,

(b) The name and address of the taxpayer, and

(c) The date and place the notice of lien was filed.

(3) A detailed description, including location, of the property affected by the notice. (For real property, give the street address, city and State, the legal description contained in the title or deed to the property; and, if available, a copy of the abstract of title.)

(4) If applicable, the reasons the property is liable to become greatly reduced in value if kept a minimum of 25 days, or reasons it cannot be kept for that period of time without great expense.

(5) The date, time, place, and terms of the sale of the property.

(6) The approximate amount of the principal obligation, including interest, due the person selling the property, and a description of any expenses (such as legal expenses, selling costs, etc.) that will be chargeable against the sale proceeds.

Only an original of a notice of sale is required. If a duplicate and a written request for acknowledgment are submitted with the original, the office of the District Director will indicate the date and time received on the duplicate, and return it to the sender.

## When and How To Submit a Notice of Sale

A notice of sale shall be given, in writing, by registered or certified mail or by personal service, not less than 25 days before the sale. (The 25-day period does not apply to sales reflected in item 4, above; in which case, the proceeds, exclusive of costs, shall be held as a fund subject to United States liens and claims on the property sold for not less than 30 days after the date of the sale.)

## Consent to Sale

Regardless of the foregoing instructions as to the adequacy and timeliness of a notice of sale, a nonjudicial sale of property shall divest the property of the United States liens or title if the District Director for the district in which the sale is to occur consents to the sale of the property free of the liens. Consent may be given when adequate protection is assured the liens or title. Protection is adequate if:

(1) The taxpayer has no equity in the property, or

(2) The taxpayer's interest in the property is assigned to the District Director, or

(3) The proceeds in excess of prior encumbrances are assigned to the District Director, or

(4) The sale divests the taxpayer of all rights, title, and interest in the property, and the proceeds are to be held as a fund subject to United States liens and claims in the same manner and priority as the liens and claims were held on the discharged property, or

(5) There are other circumstances acceptable to the District Director.

The right of the United States to redeem the property remains, even though a consent to the sale is given.

## Application for Consent

Any person desiring the District Director's consent to sell property free and clear of a Federal tax lien or a title derived from the enforcement of that lien must submit an application in triplicate. The application must contain:

(1) The same information that is required for a notice of sale,

(2) The reasons the consent is desired,

(3) A statement showing that adequate protection is given to the United States lien or title, and

(4) A declaration that the information supplied in the application is made under penalties of perjury.

Address  
notice or ►  
application

to: District Director of Internal Revenue  
(Address to district in which the sale  
is to occur)

Attention of: Chief, Special Procedures Staff



COMMONWEALTH OF PENNSYLVANIA  
OFFICE OF ATTORNEY GENERAL

August 29, 1990

ERNEST D. PREATE, Jr.  
ATTORNEY GENERAL

Reply To:

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

Harry A. Roadarmel, Jr., Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

Re: Robert B. Gordon and  
Florence M. Gordon, his wife

Dear Sheriff Roadarmel:

The computerized records of the Financial Enforcement Section of the Office of Attorney General do not reveal any open claims against Robert B. Gordon or Florence M. Gordon.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Thomas C. Zerbe, Jr.", written over the typed name.

Thomas C. Zerbe, Jr.  
Deputy Attorney General  
Financial Enforcement Section

TCZ/kf

# LIEN CERTIFICATE

DATE 8/30/90

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, 1989, in Fishingcreek Twp. are as follows:

Owner or Reputed Owner: Gordon, Robert B. & Florence M.

Former Owner: (10-80) Bechtel, John S.

Parcel No. 15-15A-5-16

Description Fig. 74X80

YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1989	30.38	6.46	175.53	212.37
			TCB FEE	19.14
			TOTAL	231.51

The above figures represent the amounts due during the month of Nov. 19 90

Requested by: Harry A. Roadarmel, Jr.

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

*D. Long*  
Director

Sheriff Sale 10/25/90

**TAX NOTICE**  
**1990 REAL ESTATE**  
**FISHING CREEK TWP**

MAKE CHECKS PAYABLE TO:

SHIRLEY M. GOOD  
 R.R. #2 BOX 199  
 ORANGEVILLE, PA. 17859

HOURS THUR 3:30PM TO 7:00PM

PHONE 717-683-5625

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

M  
A  
GORDON, ROBERT B & FLORENCE M  
132 N. FRONT ST  
BERWICK, PA 18603

**IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT**

DATE 07/01/90 BILL NO. 30310

FOR	BENTON AREA SCHOOL DISTRICT						
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT	FACE	INCL. PENALTY
SCHOOL R.E.	970	192.00	182.52	186.24	204.86		

THE DISCOUNT & THE PENALTY  
 HAVE BEEN COMPUTED  
 FOR YOUR CONVENIENCE

**PAY THIS**  
**AMOUNT**



182.52  
 AUG 31  
 IF PAID ON  
 OR BEFORE

186.24  
 OCT 31  
 IF PAID ON  
 OR BEFORE

204.86  
 NOV 1  
 IF PAID  
 AFTER

PENALTY A PROPERTY DESCRIPTION  
 SCHOOL 10%  
 ACCT NO. 07203  
 PARCEL 15-15A-5-16

THIS TAX RETURNED  
 TO COURT HOUSE:  
 JANUARY 25, 1991

L-IRREG  
 BUILDINGS  
 70  
 900

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 970

**TAX NOTICE**  
**1990 REAL ESTATE**  
**FISHING CREEK TWP**

MAKE CHECKS PAYABLE TO:

SHIRLEY M. GOOD  
 R.R. #2 BOX 199  
 ORANGEVILLE, PA. 17859

HOURS THUR 3:30PM TO 7:00PM

PHONE 717-683-5625

**TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED**

M  
A  
GORDON, ROBERT B & FLORENCE M  
132 N. FRONT ST  
BERWICK, PA 18603

**IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT**

DATE 03/01/90 BILL NO. 00309

FOR	COLUMBIA COUNTY						
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT	FACE	INCL. PENALTY
COUNTY R.E.	970	25.00	23.76	24.25	26.68		
SINKING FUND		2.00	1.90	1.94	2.13		
TWP/BORO R.E.		6.00	5.70	5.82	6.40		

THE DISCOUNT & THE PENALTY  
 HAVE BEEN COMPUTED  
 FOR YOUR CONVENIENCE

**PAY THIS**  
**AMOUNT**



31.36  
 APR 30  
 IF PAID ON  
 OR BEFORE

32.01  
 JUN 30  
 IF PAID ON  
 OR BEFORE

35.21  
 JULY 1  
 IF PAID  
 AFTER

PENALTY A PROPERTY DESCRIPTION  
 COUNTY 10% TWP/BORO 10%  
 ACCT NO. 07203  
 PARCEL 15-15A-5-16

THIS TAX RETURNED  
 TO COURT HOUSE:  
 JANUARY 25, 1991

L-IRREG  
 BUILDINGS  
 70  
 900

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 970

HARRY A. ROADARMEL, JR.



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

24 HOUR PHONE  
(717) 781-6100

EDONE  
7-121 781-1990

August 24, 1990

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

ROSENN, JENKINS & GREENWALD  
15 South Franklin St.,  
Wilkes-Barre, Pa. 18711

NO. 48 of 1990 E.D.

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVICE ON Florence M. Gordon

ON Friday August 24, 1990 At 2:25 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 THE DESCRIPTION OF PROPERTY WAS SERVED ON

Florence M. Gordon, At Town Tavern, W. Front St.,

Berwick, Pa. 18603 BY DEPUTY SHERIFF J.H. Dent

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

Florence M. Gordon

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS

DAY OF

19

TAMI B. KLINE, PROTHONOTARY  
OF COLUMBIA COUNTY

1000 1000 1000 1000 1000

1000 1000 1000 1000 1000

SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

August 24, 1990

ROSENN, JENKINS & GREENWALD  
15 South Franklin St.,  
Wilkes-Barre, Pa. 18711

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

NO. 48 of 1990 E.D.

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVICE ON Robert B. Gordon

ON Thursday August 23, 1990 AT 4:23 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 THE DESCRIPTION OF PROPERTY WAS SERVED ON

Robert B. Gordon, AT Town Tavern, W. Front St.,

Berwick, Pa. BY DEPUTY SHERIFF Charles Robsock

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

Robert B. Gordon

SO ANSWERS:

Charles W. Robsock  
DEPUTY SHERIFF Charles Robsock

SWORN AND SUBSCRIBED BEFORE ME

THIS 23rd

DAY OF August 19 90

Tami B. Kline, Clerk of Courts

TAMI B. KLINE, PROTHONOTARY  
OF COLUMBIA COUNTY  
PROTH. & CLK. OF SEV. COURTS

MY COMM. EX. 1st MON. JAN. 1, 1991

SHERIFF

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: August 23, 1990

To: Robert B. Gordon  
1059 Chestnut St.,  
Nescopeck, Pa. 18635

Franklin First Federal Savings and Loan  
Association of Wilkes-Barre n/k/a  
Re: Franklin First Federal Savings Bank Robert B. Gordon and Florence M. Gordon  
his wife  
No: 48 of 1990 ED No: 652 of 1990 JU

Dear Sir:

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

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-8300

Date: August 23, 1990

To: Florence M. Gordon  
1059 Chestnut St.,  
Nescopeck, Pa. 18635

Franklin First Federal Savings and Loan  
Association of Wilkes-Barre n/k/a  
Re: Franklin First Federal Savings Bank  
VS. Robert B. Gordon and Florence M. Gordon  
his wife  
No: 48 of 1990 ED No: 652 of 1990 JU

Dear Sir:

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

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: August 23, 1990

to: Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Accounts Settlement  
P.O. Box 8901  
Harrisburg, Pa. 17105-8901

Franklin First Federal Savings and Loan  
Association of Wilkes-Barre n/k/a

Re: Franklin First Federal Savings Bank

vs. Robert B. Gordon and Florence M. Gordon  
his wife

No: 48 of 1990 ED

No: 652 of 1990 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-8300

Date: August 23, 1990

To: Marlene Karchner and Dale Karchner

748 Mary Street

Mifflinville, Pa. 18631

Franklin First Federal Savings and Loan  
Association of Wilkes-Barre n/k/a

Re: Franklin First Federal Savings Bank

vs. Robert B. Gordon and Florence M. Gordon  
his wife

No: 48 of 1990 ED

No: 652 of 1990 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: August 23, 1990

To: Mark Haney  
101 West Street  
Apt#1  
Bloomsburg, Pa. 17815

Franklin First Federal Savings and Loan  
Association of Wilkes-Barre n/k/a

Re: Franklin First Federal Savings Bank vs. Robert B. Gordon and Florence M. Gordon  
his wife  
No: 48 of 1990 ED No: 652 of 1990 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**.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1441

24 HOUR PHONE  
(717) 784-6300

Date: August 23, 1990

To: Borough of Berwick

c/o Sewer Rental Office

City Hall

344 Market St.,

Berwick, Pa. 18603

Franklin First Federal Savings and Loan

Association of Wilkes-Barre n/k/a

Re: Franklin First Federal Savings Bank vs. Robert B. Gordon and Florence M. Gordon

his wife

No: 48 of 1990 ED

No: 652 of 1990 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 360  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: August 23, 1990

To: Shirley M. Good, Tax Collector

RD#2

Orangeville, Pa. 17859

Franklin First Federal Savings and Loan'  
Association of Wilkes-Barre n/k/a

Re: Franklin First Federal Savings Bank

VS. Robert B. Gordon and Florence M. Gordon  
his wife

No: 48 of 1990 ED

No: 652 of 1990 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: August 23, 1990

To: Benton Area School District  
RD#2 Park Street  
Box 8  
Benton, Pa. 17814

Franklin First Federal Savings and Loan  
Association of Wilkes-Barre n/k/a

Re: Franklin First Federal Savings Bank VS. Robert B. Gordon and Florence M. Gordon  
his wife  
No: 48 of 1990 ED No: 652 of 1990 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: August 23, 1990

To: Thomas C. Zerbe Jr.  
Deputy Attorney General  
Collections Unit  
Fourth and Walnut St.,  
Harrisburg, Pa. 17120

Franklin First Federal Savings and Loan  
Association of Wilkes-Barre n/k/a

Re: Franklin First Federal Savings Bank vs. Robert B. Gordon and Florence M. Gordon  
his wife

No: 48 of 1990 ED

No: 652 of 1990 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE • P. O. BOX 380

BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: August 23, 1990

To: Commonwealth of Pennsylvania

Department of Revenue

Bureau of Accounts Settlement

P.O. Box 2055

Harrisburg, Pa. 17105

Franklin First Federal Savings and Loan

Re: Association of Wilkes-Barre n/k/a

Franklin First Federal Savings Bank

VS.

Robert B. Gordon and Florence M. Gordon

No: 48 of 1990 ED

No: his wife  
652 of 1990 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: August 23, 1990

To: IRS

P.O. Box 12050

Philadelphia, Pa. 19106

Attention: Special Procedures Function

Franklin First Federal Savings and Loan  
Association of Wilkes-Barre n/k/a

Re: Franklin First Federal Savings Bank

VS. Robert B. Gordon and Florence M. Gordon  
his wife

No: 48 of 1990 ED

No: 652 of 1990 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.

Please feel free to contact me with any questions you may have.

Note: Also enclosed is a copy of the Writ of Execution giving the amount owed, copy of the Lien holders and the last known address.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: August 23, 1990

To: Small Business Administration  
20 N. Pennsylvania Ave.,  
Room 2327  
Wilkes-Barre, Pa. 18701

Franklin First Federal Savings and  
Loan Association of Wilkes-Barre n/k/a

Re: Franklin First Federal Savings Bank vs. Robert B. Gordon and Florence M. Gordon  
is wife

No: 48 of 1990 ED

No: 652 of 1990 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

Date: August 23, 1990

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

Franklin First Federal Savings and  
Loan Association of Wilkes-Barre n/k/a

Re: Franklin First Federal Savings Bank

vs. Robert B. Gordon and Florence M. Gordon  
his wife

No: 48 of 1990 ED

No: 642 of 1990 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.

Please feel free to contact me with any questions you may have.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 784-1991

24 HOUR PHONE  
(717) 784-6300

PRESS/ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: August 23, 1990

Re: Sheriff's Sale Advertising Dates

FRANKLIN FIRST FEDERAL SAVINGS AND

LOAN ASSOCIATION OF WILKES-BARRE n/k/a

~~FRANKLIN FIRST FEDERAL SAVINGS~~

VS.

Robert B. Gordon and Florence M. Gordon

his wife

BANK

No. 48 of 1990 ED No. 652 of 1990 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week OCTOBER 2, 1990  
2nd week OCTOBER 9, 1990  
3rd week OCTOBER 16, 1990

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE n/k/a	:	
FRANKLIN FIRST FEDERAL SAVINGS BANK,	:	OF COLUMBIA COUNTY
	:	
PLAINTIFF	:	CIVIL ACTION-LAW
	:	
VS.	:	IN MORTGAGE FORECLOSURE
	:	
ROBERT B. GORDON and FLORENCE M. GORDON,	:	
his wife,	:	
	:	
DEFENDANTS	:	NO. 652 OF 1990

AFFIDAVIT PURSUANT TO RULE 3129.1

FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE n/k/a FRANKLIN FIRST FEDERAL SAVINGS BANK, 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. #2, Orangeville, Fishing Creek Township, Columbia County, Pennsylvania, the same being more particularly described in Exhibit "A", attached.

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

<u>Name</u>	<u>Address</u>
Robert B. Gordon	1059 Chestnut Street Nescopeck, PA 18635
Florence M. Gordon	1059 Chestnut Street Nescopeck, PA 18635

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

<u>Name</u>	<u>Address</u>
Robert B. Gordon	1059 Chestnut Street Nescopeck, PA 18635
Florence M. Gordon	1059 Chestnut Street Nescopeck, PA 18635

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

<u>Name</u>	<u>Address</u>
Commonwealth of Pennsylvania Department of Revenue	Bureau of Accounts Settlement P.O. Box 8901 Harrisburg, PA 17105-8901
Marlene Karchner and Dale Karchner	748 Mary Street Mifflinville, PA 18631
Mark Haney	101 West Street, Apt. 1 Bloomsburg, PA 17815

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

<u>Name</u>	<u>Address</u>
Franklin First Federal Savings and Loan Association of Wilkes-Barre n/k/a Franklin First Federal Savings Bank	44 West Market Street Wilkes-Barre, PA 18773-0449

5. Name and address of every other person who has any record lien on their property:

<u>Name</u>	<u>Address</u>
Borough of Berwick	c/o Sewer Rental Office City Hall 344 Market Street Berwick, PA 18603

6. 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:

<u>Name</u>	<u>Address</u>
Columbia County Tax Claim Bureau	Columbia County Courthouse Bloomsburg, PA 17815
Shirley M. Good, Fishing Creek Township Tax Collector	R.D. 2 Orangeville, PA 17859

Name

Benton Area School District

Address

R.D. #2, Park Street  
Box 8  
Benton, PA 17814

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.

DERR, PURSEL, LUSCHAS & NORTON

DATE: \_\_\_\_\_

8/12/90

BY: \_\_\_\_\_

GARY E. NORTON, ESQUIRE

Co-Counsel for Plaintiff



ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of the overflow channel at the northeasterly corner of land now or formerly of Bruce DeHaven;

THENCE along the southerly side of said overflow channel south 36 1/4 degrees east 50.5 feet to the northwesterly corner of lot now or formerly of Doyle Dollman;

THENCE along the westerly line of said lot of Doyle Dollman south 37 degrees 30 minutes west 70 feet to a point;

THENCE north 68 degrees 20 minutes west 40 feet;

THENCE north 28 degrees 13 minutes west 50 feet to the most southerly corner of lot now or formerly of Bruce DeHaven;

THENCE along the easterly line of said lot of Bruce DeHaven north 62 degrees 53 minutes east 83 feet to the place of beginning.

BEING the same premises conveyed to Robert B. Gordon and Florence M. Gordon, his wife, by Deed of John Scott Bechtel and Johanna May Bechtel, his wife, said Deed dated October 27, 1980 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 300, at Page 12.

PREMISES improved with a single family, one story cottage more commonly known as R.D. #2, Orangeville, Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER with the right of ingress and egress to the above described lot along the road on land now or formerly of Donald A. Fedder and Ruth M. Fedder, his wife, as obtained from previous owners in the chain of title.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

FRANKLIN FIRST FEDERAL SAVINGS AND  
LOAN ASSOCIATION OF WILKES-BARRE n/k/a  
FRANKLIN FIRST FEDERAL SAVINGS BANK,

PLAINTIFF

VS.

ROBERT B. GORDON and FLORENCE M. GORDON,  
his wife,

DEFENDANTS

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION-LAW

IN MORTGAGE FORECLOSURE

NO. 652 OF 1990

WAIVER OF WATCHMAN

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

DERR, PURSEL, LUSCHAS & NORTON

BY:

GARY E. NORTON, ESQUIRE  
Attorney for Plaintiff  
P.O. Box 539, 238 Market Street  
Bloomsburg, PA 17815

ROSENN, JENKINS & GREENWALD

BY:

DAVID J. HARRIS, ESQUIRE  
Attorney for Plaintiff  
15 South Franklin Street  
Wilkes-Barre, PA 18711  
(717) 826-5600

8/15

, 1990

SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

Sir: There will be placed in your hands for service a Writ of Execution (Mortgage Foreclosure) styled as follows: Franklin First Federal Savings and Loan Association of Wilkes-Barre n/k/a Franklin First Federal Savings Bank v. Robert B. Gordon and Florence M. Gordon, his wife, Defendants.

The Defendants, Robert B. Gordon and Florence M. Gordon, his wife, will be found at 1059 Chestnut Street, Nescopeck, Luzerne County, Pennsylvania.

DERR, PURSEL, LUSCHAS & NORTON

BY:

GARY E. NORTON, ESQUIRE  
Attorney for Plaintiff  
P.O. Box 539, 238 Market Street  
Bloomsburg, PA 17815

ROSENN, JENKINS & GREENWALD

BY:

DAVID J. HARRIS, ESQUIRE  
Attorney for Plaintiff  
15 South Franklin Street  
Wilkes-Barre, PA 18711  
(717) 826-5600

8/15/15

, 1990

If Writ of Execution, state below where Defendants, will be found, what goods and chattels shall be seized and be levied upon. If real estate, attach five (5) double spaced type written copies of description as it shall appear in the new deed together with Street and Number of the Premises. Please do not furnish us with the old deed or mortgage.

SEE ATTACHED DESCRIPTION



**Franklin First Federal  
Savings Bank**

44 W Market St., Wilkes-Barre, PA 18773  
Escrow Dept.



97-371428431

Date

Amount  
\$500.00

PAY

TO THE  
ORDER  
OF

Sheriff of columbia County

DRAWER: FRANKLIN FIRST FEDERAL SAVINGS BANK

*Eugene P. Horvath*  
AUTHORIZED SIGNATURE

⑆022310422⑆ 8⑈409937 371428431



**Franklin First Federal  
Savings Bank**

44 W Market St., Wilkes-Barre, PA 18773  
Escrow Dept.



97-371428441

Date

Amount  
\$250.00

PAY

TO THE  
ORDER  
OF

Sheriff of Columbia County

DRAWER: FRANKLIN FIRST FEDERAL SAVINGS BANK

*Eugene P. Horvath*  
AUTHORIZED SIGNATURE

⑆022310422⑆ 8⑈409937 371428441

SHERIFF'S SALE

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 48 OF 1990 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, COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

THURSDAY OCTOBER 25, 1990

10:00 A.M.

---

IN THE FORENOON OF THE SAID DAY, ALL THAT RIGHT, TITLE AND INTEREST OF THE DEFENDANTS AND THE BELOW DESCRIBED LOT, PIECE, OR PARCEL OF LAND.

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Fishing Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southerly side of the overflow channel at the northeasterly corner of land now or formerly of Bruce DeHaven;

THENCE along the southerly side of said overflow channel south 36 1/4 degrees east 50.5 feet to the northwesterly corner of lot now or formerly of Doyle Dollman;

THENCE along the westerly line of said lot of Doyle Dollman south 37 degrees 30 minutes west 70 feet to a point;

THENCE north 68 degrees 20 minutes west 40 feet;

THENCE north 28 degrees 13 minutes west 50 feet to the most southerly corner of lot now or formerly of Bruce DeHaven;

THENCE along the easterly line of said lot of Bruce DeHaven north 62 degrees 53 minutes east 83 feet to the place of beginning.

BEING the same premises conveyed to Robert B. Gordon and Florence M. Gordon, his wife, by Deed of John Scott Bechtel and Johanna May Bechtel, his wife, said Deed dated October 27, 1980 and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 300, at Page 12.

PREMISES improved with a single family, one story cottage more commonly know as RD#2, Orangeville, Fishing Creek Township, Columbia County, Pennsylvania.

TOGETHER with the right of ingress and egress to the above described lot along the road on land now or formerly of Donald A. Fedder and Ruth M. Fedder, his wife, as obtained from previous owners in the chain of title.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE n/k/a FRANKLIN FIRST FEDERAL SAVINGS BANK, against ROBERT B. GORDON and FLORENCE M. GORDON, his wife, and will be sold by:

TERMS OF SALE: Ten (10%) percent cash or certified check TIME OF SALE, Balance cash or certified check within eight (8) days after Sale.

Said premises to be sold by the SHERIFF of Columbia County.

HARRY A. ROADARMEL Jr.  
Sheriff of Columbia County

ROSENN, JENKINS & GREENWALD  
Attorneys