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

PLAINTIFF

CIVIL ACTION-LAW

VS.

<u>Name</u>

IN MORTGAGE FORECLOSURE

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

652

<u>Address</u>

Berwick, PA 18603

0F

1990 J.D.

DEFENDANTS

NO. 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.

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

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  $20^{-4}$  day of

De ptiminer, 1990.

Christine R. String

My commission expires:

Notarial Seal
Christine R. Strimel, Notary Public
Wilkes-Barre, Luzerne County
My Commission Expires Est. 25, 1931.

EP 24

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#### 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.

XY) X

Deputy Sheriff

### LIEN CERTIFICATE

DATE8/	30/90			
tax l liste	iens in the	y that according to Tax Claim Bureau aga of December 31, 19 <u>89</u>	inst the prope	erty
Owner or F	Reputed Owner	: Gordon, Robert B	. & Florence M	
Former Own	er: (10-80	) Bechtel, John S.		
Parcel No.	15-15A	A-5-16		
	onFig.			
		TAX DISTRICT	SCHOOL	TOTAL
YEAR	30.38	·	177.80 <del>175.5</del> 3	216.51
1989	30,30	0.40	173.33	
		<u></u>	TCB FEE	15.00 19.14
			'	
			TOTAL	231.51
The of _	above figure	s represent the amou Nov.	nts due during 19 <u>90</u>	the month
Requested	l by: <u>Harry</u>	A. Roadarmel, Jr.		
Fee: \$5.0	PJ -13 90		O. Long	CLA1M BUREAU
Sheriff	Sale 10/	Direct 25/90	.01	

address. 2. Restricted Delivery 48 (Extra charge)  4. Article Number		Type of Service:Insured	X.Certified	n signature	or agent and DATE DELIVERED.	requested and fe		POSTECTIO DETLIBN BECEP	ıs.	3 and 4.  Put your address in the "R "N TO" Space on the reverse from being returned to you return receipt fee will provide the date of delivery. For additional fees the following service and check box(es) for additional service(s) requested.  1 Show to whom delivered, date, and addressee's a (Extra charge)  3. Article Addressed to:  Press Enterprise  P.O. Box 745  Bloomsburg, Pa. 17815	es are available. Consult postmoster for fees
a date of delivers. For advances arrice(s) requested. Check box(es) for additional service(s) requested. Check box(es) for additional service(s) requested.  [Extra charge)	3. Article Addressed to:	ند	Department of Kevenue Rureau of Accounts Settlement	ж 2	Harrisburg, Fa. 1/103	5. Signature – Addressee X	angis,	7. Date of Delivery	PS Horm 36 11, No. 1989s.c.Po. 1989-238-81	SENDER: Complete itr 1 and 2 when additional 3 and 4.  Put your address in the "RE. A TO" Space on the reverse from being returned to you. The return receipt fee will provide and check box(es) for additional service(s) requested.  The Show to whom delivered, date, and addressee's a (Extra charge)  3. Article Addressed to:  Mark Haney  101 West Street  Apt#1  Bloomsburg, Pa. 17815	DOMESTIC RETURN RECEIP  Is services are desired, and complete items is side. Failure to do this will expert this card
is are available. Consult postmaster for reds dress. 2. — Restricted Delivery 48	Jumber	old con	Registered Insured  X Certified COD	lis	Always obtain signature or addressed or agent and DATE DELIVERED.	ee's Addr			5 DOMESTIC RETURN RECEIPT	5. Signature - Addressee  X 6. Signature - Agent  X 7. Date of Deliveryn 7 1990  PS Form 3811, Apr. 1989  *U.S.G.P.O. 1989-238-815  SENDER: Complete items 1 and 2 when additional 3 and 4.  Put your address in the from being returned to 1 The return receipt fee will provide the date of delivery. For additional fees the following service and check box(es) for additional service(s) requested.	Always obtain signature of addressee or agent and DATE DELIVERED.  8. Addressee's Address (ONLY if requested and fee paid)  DOMESTIC RETURN RECEIPT  Is services are desired, and complete items are side. Failure to do to the side of the son delivered to and complete and son delivered to and complete and son delivered to and the same of the son delivered to and the same of the son delivered to and the same of the same available. Consult presenters for the same of the same available. Consult presenters for the same of the same available. Consult presenters for the same of the sa
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The date of delivery. For additional services are available. Consult posteriorising for feet and check boxles) requested.  1. C. Show to whom delivered, date, and addressee's address. 2. — Restricted Delivery (Extra charge) (Extra	SENDER: Complete items 1 and 2 when additional 3 and 4  Put your address in REBURN TOT Space on the reverse from being returned out. The return receipt fee will provid the date of delivery. For additional fees the following service and check hox(es) for additional service(s) requested.  1. Show to whom delivered, date, and addressee's a (Extra charge)  3. Article Addressed to:  Shirley M. Good, Tax Collector  RD#2  Orangeville, Pa. 17859   July M. Signature Addressee	e side. Failure to c ——s will prevent this card e you the name of ——por <u>s</u> on delive <u>red to and</u> es are available. Consult postmaster for fees
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8. Addressee's Address (ONLY if requested and fee paid)	5. Signature — Addressee
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P 279 613 018  Type of Service: Registered Insured X Certified COD	Small Business Administration 20 N. Pennsylvania Ave.,
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PS Form 3811, Apr. 1989

+U.S.G.P.O. 1989-238-815

DOMESTIC RETURN RECEIP

LAW OFFICES

#### Rosenn, Jenkins & Greenwald

15 SOUTH FRANKLIN STREET

WILKES-BARRE, PENNSYLVANIA 18711

TELEPHONE 717-826-5600

TELECOPIER 717-826-5640 DIRECT DIAL

PIT1S10N OFFICE: 717-654-3733

49 SOUTH MAIN STREET PITTSTON, PA 18640

BOBERT SPIELMAN. FRANCIS G. WENZEL, JR. MICHAEL A SHUCOSKY CARL J. STEINBRENNER HARRY V. CARDONI WILLIAM L. HIGGS SUSAN M ROONEY FRED A PIERANTONI. (II. BRIAN C. CORCORAN ROBERT D. SCHAUB DAVID J. HARRIS. MARSHA ANN BASCO GEORGE F. SHOVLIN NORMAN D NAMEY ROBERT N CAWLAS, JR BUTA C. HUGAES GERARD M MUSTO JR ANN M. MALTESE JAMES C OSCHAL DAVID F SCHWAGER STEVEN P ROTH JOSEPHI G. FERGUSON

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:

JOSEPH J SAVITZ

HARRY A HISCOX JOHN J. APONICK, JR

MURRAY UFBERG

DANIEL G. FLANNERY MARSHALL S. JACOBSON

JOSEPH J. MUSIC BRUCE C. ROSENTHAL DONALD H. BROBST

PAULA G BREGMAN JOSEPH L PERSICO HOWARD M LEVINSON

ALANIS, 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 COUNSE... HENRY GREENWALD MAROLD ROSENN

LUGENE ROTH

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 - COSTS SHFTT

ASSOCIACION OF WIRESPAPER   NO. 48 1990   J.D.	Franklin First Federal Savings and Loan	VS, Robert B.	Gordon and Flor	ence M. Gordon
DOCKET & LEVY SERVICE NAILING ADVERTISING, SALE BILLS & NEWSPAPERS POSTING HANDBILLS MILEAGE CRYING/ADJOURN OF SALE SHERIFF'S DEED DISTRIBUTION OTHER  TOTAL  PRESS-ENTERPRISE, INC. HENRIE PRINTING SOLICITOR'S SERVICES  TOTAL  PROTHONOTARY: LIENS LIST DEED NOTARIZATION OTHER  TOTAL  RECORDER OF DEEDS: COPYWORK DEED OTHER  TOTAL  TOTAL  REAL ESTATE TAXES: BOROUGH/ MP. & COUNTY TAXES, 19 DELINGUENT TAXES, 19 JELINGUENT TAXES, 19	Association of Wilkes-Barre n/k/a Frankli NO. 48 1990 E.D. NO. 652	n First 1990 J.D.		Oct. 25, 1990
PRESS-ENTERPRISE, INC.    January	Service Mailing Advertising, Sale Bills & Newspa Posting Handbills Mileage Crying/Adjourn of Sale Sheriff's Deed Distribution		134 60 33.70 9 06 14 06 74 00 1640 4 08 4 08	
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Total	REAL ESTATE TAXES: BOROUGH/TWP. & COUNTY TAXES, SCHOOL TAXES, DISTRICT DELINQUENT TAXES, 19, 19	19, 19 , 19, 19	\$ /3/2 // 33 2/ 2 // 4/	
Surcharge Fee: (state treasurer) Total	MUNICIPAL RENTS: SEWER - MUNICIPALITY WATER - MUNICIPALITY	; <u>19</u>	\$	'
Miscellaneous: The Community \$ 5.00		TOTAL		\$
Miscellaneous: The Community \$ 5.00	Surcharge Fee: (STATE TREASURER)	TOTAL		\$ 4200
TOTAL	•		\$ 5.00	
101AL COSIS		TOTAL COSTS POUN	IAGE	\$ 1, 206 66
		TOTAL COSTS		133090

#### SHERIFF'S SALE REAL ESTATE FINAL COST SHEET

Franklia Erst Federal VEL Awn.	VS Robert B. & Aurance M. Gorden
NO. 48-1990 E.D.	NO. 652 06 1990 J.D.
DATE OF SALE: 10/25/96	· ·
BID PRICE ( INCLUDES COSTS ) POUNDAGE 2% BID PRICE TRANSFER TAX 2% BID PRICE MISC. COSTS	\$ 1206.66 \$ 24.23 \$ -
TOTAL NEEDED TO PURCHASE	\$ 1230,90
PURCHASER(S): Franklin First Federal  ADDRESS: 44 West Marke  NAME(S) ON DEED: Franklin First Federal  PURCHASER(S) SIGNATURE(S):	
AMOUNT RECEIVED BY SHERIFF FROM PURCHAS	TOTAL DUE \$ 1230.40  LESS DEPOSIT \$ 750.00  DOWN PAYMENT \$ 480.90  AMOUNT DUE IN
	EIGHT DAYS \$

Prendsin Pirat Scherel Bevings Bank W. Market St., Wilkes Barre, PA 18773



97-371428804

Dete

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

1:0253104551: 810404937 3 V1458804

TO CITIBANK (NEW YORK STATE) ROCHESTER, NY.

# SHERIFF'S SALL Distribution Sheet

highest and best bidder, and that the highest and best price bidden for the same; which I have applied as foll  Bid Price \$ 1.206.66  Poundage \$ 24.24  Transfer Taxes  Total Needed to Purchase \$ 1,230.90  Amount Paid Down \$ 750.00  Balance Needed to Purchase \$ 480.90  EXPENSES:  Columbia County Sheriff Costs \$ 331.20  Poundage \$ 24.24 \$ 355.  Newspaper \$ 272.  Printing \$ 50.  Columbia County Prothonotary \$ 20.  Columbia County Recorder of Deeds \$ 33.  Realty transfer taxes  State stamps  Tax Collector ( ) 231.  Columbia County Tax Assessment Office (Township Tax's) \$ 221.  State Treasurer \$ 42.	м
and took into execution the within described real estate, and after having given due legal and timely notice of and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public pmy bailwick, I did on (date)BCTOBER_25, 1990 and (time)10:00 A.M, of at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue of when and where I sold the same toFRANKLIN_FIRST_FEDERAL_SAVINGS_BANK_for the price of sum ofOne_Thousand Two HundredSix_and_Sixty_six_cents_(\$1206.66)	<del>ÿ</del>
and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public pmy bailtwick; I did on (date)	•
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I ARIL IN PITEL LIPE HOLDER &	.00
Sheriff's Office, Bloomsburg, Pa. So answers	

#### HARRY A. ROADARMEL, JR.



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

PHONE 17171 784-1991

24 HOUR PHONE (717) 784-6300

September 19, 1990

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

MY COMM. EX. 1st MON. JAN. 1, 1993.

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

	17141 61171
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 als posted within the Sheriff's Off and Lobby of the Court House.	
·	SHERIFF, HARRY A. ROADARMEL, JR.
SWORN AND SUBSCRIBED BEFORE ME	
11115 19th.	
DAY OF September 1990	
Jami B Klind Marka Ness	
TAME B. KLINE, PROTHONOTARY OF COLUMBIA COUNTY	· .
PROTH. & CLK. OF SEV. COURTS	

### 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
NUN-MILITARY AFFIDAVII
NOTICES OF SHERIFF'S SALE
WAICHMAN RELEASE FORM
AFFIDAVIT OF LIENS LIST
CHECK FOR \$500.00
* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEDE 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
ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO
SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS

### SALE BILLS

SEND DESCRIPTION TO PRINTER $\Lambda / \Lambda$
** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLAINATIONS
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
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
RECORDER'S OFFICE  TAX CLAIM OFFICE  TAX ASSESSMENT OFFICE  PROTH OFFICE(post on board)  POST IN FRONT LOBBY
TAX ASSESSMENT OFFICE
PROTH OFFICE(post on board)
POST IN SUFFICE OFFICE
1001 TH SHEKITE 2 OFFICE
POST PROPERTY ACCORDING TO DATE SET
SEND RETURN OF POSTING TO ATTY
DOCKET ALL COSTS
* 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
TO RECORDED SEND TO BUTER
FILE FOLDER

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

PLAINTIFF

CIVIL ACTION-LAW

VS.

IN MORTGAGE FORECLOSURE

OF

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

DEFENDANTS

NO. 652

1990

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

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF LUZERNE

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

ASSOCIATION OF WI	DERAL SAVINGS AND LOAN LKES-BARRE n/k/a DERAL SAVINGS BANK,		IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA		
	,	No	652	Term 1990 J.D.	
VS.					
ROBERT B. GORDON his wife,	and FLORENCE M. GORDON	No	48	Term 1990 E.D.	
				EXECUTION FORECLOSURE)	
Commonwealth of P	ennsylvania:				
County of Columbi	a:				
TO THE SHERIFF OF	COLUMBIA COUNTY, PENN	SYLVANIA			
To satisfy directed to levy described property	the judgment, interest upon and sell the fol y below):	and cost lowing des	s in the abo cribed prope	ve matter you are erty (specifically	
PLEASE SEE S	HERIFF'S SALE DESCRIPT	TION ATTAC	HED HERETO -	EXHIBIT "A"	
PARCEL NO. 15-15A	-5-16				
•	Amount Due Attorney's Commission Interest to 7/30/90	-	66,922.76 692.28 732.96		
	TOTAL	5	\$8,348.00 p	lus costs*	
as endorsed.			lami Z	g. Kline	
Dated: Aug. 1	5, 1990	Prothor	notary, Court	of Common Pleas Pennsylvania	
(SEAL)		BY: Slor	othy Lon.	9 Deputy	
			"	v Debiitv	

<sup>\*</sup> 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.

\_Term, 1990 J.D.

\_Term, 1990 E.D.

No.

No.

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

٧s.

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

(Mortgage Foreclosure) WRIT OF EXECUTION

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

ROSENN, JENKINS & GREENWALD

Attorneys for Plaintiff HARRIS, ESQUIRE

Address: 15 South Franklin Street

Wilkes-Barre, Pennsylvania 18711

DERR, PURSEL, LUSCHAS & NORTON

Address:

Co-Counsel for Plaintiff 238 Market Street

GARY E. NORTON, ESQUIRE

Bloomsburg, PA P.O. Box 539 17815

Where papers may be served.

#### CERTIFIED COPY

# LAW OFFICES ROSENN, JENKINS & GREENWALD 15 SOUTH FRANKLIN STREET WILKES-BARRE, PA. 18711

(717) 826-5600

ATTORNEYS FOR

PLAINTIFE

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

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>	Address
Robert B. Gordon	1059 Chestnut Street Nescopeck, PA 18635
Florence M. Gordon	1059 Chestnut Street Nescopeck, PA 18635

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

#### CERTIFIED COPY

# ROSENN, JENKINS & GREENWALD 15 SOUTH FRANKLIN STREET WICKES-BARRE, PA. 18711

(717) 828-5600

ATTORNEYS FOR

PLAINTIFE

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.

#### CERTIFIED COPY

#### 

(717) 826-5600

ATTORNEYS FOR

PLAINTIFE

Name

Benton Area School District

<u>Address</u>

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: 1 12/60

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

ARY E. NORTON, ESQUIRE

Co-Counsel for Plaintiff

#### LAW OFFICES ROSENN, JENKINS & GREENWALD

15 SOUTH FRANKLIN STREET WILKES-BARRE, PA. 18711

(717) 826-5600

ATTORNEYS FOR

PLAINTIFE

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

Name Address Commonwealth of Pennsylvania Bureau of Accounts Settlement Department of Revenue 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

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

Name Address

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

Bloomsburg, PA 17815

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

Name Address

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:

Name . Address

Columbia County Tax Claim Bureau Columbia County Courthouse Bloomsburg, PA 17815

Shirley M. Good, Fishing Creek Township

R.D. 2 Tax Collector 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.

3,

- The name and address of the person submitting the notice of sale.
- [X] 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

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

Department of the Treasury

#### Internal Revenue Service

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

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 non-judicial 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

Attention of: Chief, Special Procedures Staff

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

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 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

#### 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 RECEIVED 24 HOUR PHONE PROCEDURE 37) 784-6300

PHONE (717) 784-1991

n . . . .

Alic 20 ...

Date:August 23, 1990	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
To: IRS	PIST. DIR. OF INTERNAL REVENUE
P.O. Box 12050	, *4
Philadelphia, Pa. 19106	
Attention: Special Procedures F	unction
Franklin First Federal Savings and Association of Wilkes-Barre n/k/a Re: Franklin First Federal Savings Ban	ik
No: 48 of 1990 ED	S. Robert B. Gordon and Florence M. Gordon his wife 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 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;

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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.
- X 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

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

Department of the Treasury

#### Internal Revenue Service

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

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 non-judicial 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

 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,

Thomas C. Jetbe, Jt.
Deputy Attorney General

Financial Enforcement Section

TCZ/kf

#### LIEN CERTIFICATE

DATE	8/30/90			
ta: 1i:	x liens in the	fy that according to Tax Claim Bureau ag of December 31, 198	gainst the prop	erty
Owner or	r R <mark>epu</mark> ted Owne	r: Gordon, Robert	B. & Florence 1	М
Former (	Owner:(10-8	0) Bechtel, John S.		
Parcel 8	No15-15	A-5-16		
Descrip	tionFig	. 74X80		
YEAR	COUNTY	TAX DISTRICT	SCHOOL	TOTAL
1989	30.38	6.46	175.53	212.37
			TCB FEE	19.14
			TOTAL	231.51
The of		s represent the amou Nov.		the month
-	,	A. Roadarmel, Jr.		
Fee: \$5	. 00			
Sheriff	- 10/	COLUME Direct 25/90	O. Jones	CLAIM BUREAU

THIS TAX TO COURT JANUARY JANUARY JANUARY JANUARY JANUARY JANUARY JANUARY
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#### SHERIFE OF COLUMBIA COUNTY COURT HOUSE - P. O. BOY 380 BLOOMSRURG, PA 17815

THONE 95171 TR1 (1993)

August 24, 1990

21 HOUR PHONE (717) 781 6300

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

334 C. (1914) 1 C. (1993) (N. L. (1993)

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

NO. 48 of 1990 E.D.

ilkes-Barre, to. 1971)	WRIT OF EXECUTION - MORTGAGE FORECLOSURE
SERVICE ON Florence M. Go	ordon
Berwick, Pa. 18603 BY DEPUTY SHERIET	TION OF PROPERTY WAS SERVED ON, AT,,
Florence M. Gordon	
	SU ANSWERS:  JA. Dent  DEPUTY SHERIFF
SWORN AND SUBSCRIBED BEFORE ME  THIS  DAY OF 1. 1. 19	SHERIFF
TAMI B. KLINE, PROTHONOTARY OF COLUMBIA COUNTY	



#### 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

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

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.E.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 CH	narles 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 DESCRIP	PTION TO
Robert B. Gordon	
	SO ANSWERS:  Charles W. Solvench  DEPUTY SHERIFF Charles Robsock
SWORN AND SUBSCRIBED BEFORE ME  THIS	SHERIFF



# SHERIFF OF COLUMBIA COUNTY COURT HOUSE Y P. D. BOX 300 BLOOMSBURG, PA 17615

MIDNE 17**17) 784-19**41

14 HOUR MIGNE (717) 784-6300

Date: Annua 22 1000		
August 23, 1990	<del></del>	· •
10: Robert B. Gordon		
1059 Chestnut St., Nescopeek, Par 18635		
nescopeeer and the second	<del></del>	
	· · · · · · · · · · · · · · · · · · ·	•
Franklin First Federal Saving	s and Loan	
Re: Association of Wilkes-Barre n Franklin First Federal Saving	/k/a	
No: 48 of 1990 ED	bio	B. Gordon and Florence M. Gordon fe
1330	No 1 652	2 <b>of</b> 1990. JD
tana her.		
Dear Sir:		
Enclosed is a notice of an up	coming Sheriff	's Sales of you have any
claims against this property, noti	fy this office	IMMEDIATELY.
Please feel free to contact (	17 (中國人科集) 1	4.4
	me with quy dn	estions you may have,
		Respectfully,
,		HARRY & No
		Harry A. Roadarmel, Jr. Sheriff of Columbia County
п		, = vouitcy



# SHERIFF OF COLUMBIA COUNTY COURT HOUSE Y P. D. BOX 380 BLOOMSBURG, PA 17813

MIUNE 17171 784-1941

14 HOUR MIGHE (717) 784-8300

Dat	e:August 23, 1990	(/ I/) /84-63(
1	p: Florence M. Gordon 1059 Chestnut St., Nescopeck, Ta.: 18635	
		•
	Franklin First Federal Savings an	d Loan
	Association of Wilkes-Barre n/k/a	
Re:	Franklin First Federal Savings Ba	nk
No :		Robert B. Gordon and Florence M. Gordon his wife No! 652 of 1990 JU
Dear	Sir:	
	Enclosed is a notice of an upcom	ing Sheriff's Sale. If you have any
1611	ns against this property, notify	this office themensares v.
	Please fool from to pour sub-	Property Control of the Control of t
	Please feel free to contact me i	with any questions you may have.
		Respectfully,
	,	



# SHERIFF OF COLUMBIA COUNTY COURT HOUSE V.P. O. BOX 500 BLOOMSBURG, PA 17815

11 HOUR MIGNE 17171 784-8300

nare:	: _August 23, 1990	
tar	Commonson 1 th of Donney 1	
10.	Commonwealth of Pennsylvania	
	Department of Revenue	
	Bureau of Actounts Settlement.	
	P.O. Box 8901	
	Harrisburg, Pa. 17105-8901	4
	· · · · · · · · · · · · · · · · · · ·	
Fı	ranklin First Federal Savings and Loan	
Λο	secription of Wilker-Rarro n/k/a	
N. Fr	rentlin First Edwal Carries Back	
Re: Fr	ranklin First Federal Savings Bank Robert B. Gordon and Florence M. G	ardon
	his wife	or don
No:	/O ME 1000 the trials will	
	48 or 1990 ED No. 652 of 1990 Ju	
•	•	·

#### Dear Sir:

claims against this property, notify this office immediately.

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

Respectfully.



# SHERIFF OF COLUMBIA COUNTY COURT HOUSE F. D. BOX 380 BLOOMSBURG, FA 17815

FIIONE 17**175 784-19**91

14 HOUR PHONE 1717) 784-8300

August 23, 1990	-	. ·	
o: Marlene Karchmer and Dale Ka	archner		
748 Mary Street	<b></b>		
Mifflinville,Pa. 18631			
	-		•
Franklin First Federal Savings a Association of Wilkes-Barre n/k/ Re: Franklin First Federal Savings B	a tonk	Gordon and Florenc	e M. Gordon
No! 48 of 1990 ED	his wife	of 1990 .	
Dear Sir:			
Enclosed is a notice of an upo	oming Sheriff's	Sale, If you have	e anv
claims against this property, notif	y this office to	MMEMIATELY.	,
Please feel free to contact m	e With any ques	tions you may have.	•

Harry A. Roadarmel, Jr. Sheriff of Columbia County

Respectfully,

# COURT HOUSE Y F. D. BOX 300 BLOOMSBURG, FA 17815

14 HOUR MIGHE 1717) 784-6300

Mate: 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 Banks Robert B. Gordon and Florence M.	Cordon
No: 48 of 1990 ED Robert B. Gordon and Florence M. his wife No: 48 of 1990 ED No: 652 of 1990 U	GOLGON

#### Dear Sir:

MIDNE

Enclosed is a notice of an upcoming Sheriff's Sale, if you have any claims against this property, notify this office <u>IMMEDIATELY</u>. Please feel free to contact me with any questions you may have. Respectfully,

# SHERIFF OF COLUMBIA COUN COURT HOUSE Y F. D. BOX 360 BLOOMSBURG, PA 17813

PHUNE 17171 784-1991

14 HOUR MIGHE 1717) 784-8300

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 Bands	
Re: Franklin First Federal Savings Banks, Robert B. Gordon and Flore	nce M. Gordon
No: 48 of 1990 to No! 652 of 1990	J0

#### 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,



## SHERIFF OF COLUMBIA COUNTY COURT HOUSE & F. O. BOX 380 BLOOMSBURG, FA 17815

MIDNE 1717) 784-1991

14 HOUR PHONE 1717) 784-6300

Date: _August 23, 1990	
70: 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  Rebert B Corden and Florence M	at
No: 48 of 1990 ED No: 652 of 1990 JO	, Gordon

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,



#### SHERIFF OF COLUMBIA COUNTY COURT HOUSE + P. O. BOX 380 BLOOMSBURG, PA 17615

PHONE 1717) 784-1991

14 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 Association of Wilkes-Barre n/k/a Re: Franklin First Federal Savings Ba	%.Robert B. Go	ordon and Florence	e M. Gordon
No: 48 of 1990 ED	his wife No: 652	<b>of</b> 1990	JD
Dear Sir:			
Enclosed is a notice of an upcom	ing Sheriff's	Sale, If you hav	ve any

ty, notify this office IMMEDIATELY.

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

Respectfully,



# SHERIFF OF COLUMBIA COUNTY COURT HOUSE 4 F. O. BOX 380 BLOOMSBURG, PA 17815

, PHONE 17**17) 784-19**91

14 HOUR PHONE (717) 784-5300

Date: August 23, 1990	
10: 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 Bats. Robert B. Gordon and Florence M.	Cordon
No: 48 of 1990 ED No: 652 of 1990 JD	GULGON

Dear Sir:

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

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

Respectfully,



### SHERIFF OF COLUMBIA COUNTY COURT HOUSE \* P. O. BOX 360 BLOOMSBURD, PA 17815

PHONE 1717) 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	
Fr	Harrisburg,Pa. 17105 ranklin First Federal Savings and Loan	
Re: As	ssociation of Wilkes-Barre n/k/a.c. ranklin First <del>Federal Savings Bank. Robert B. Gordon and</del> Florence M. Gord	
No: 48	8 of 1990 ED No. 652 of 1990 JD	lon

#### Dear Sir:

Enclosed is a notice of an upcoming Sheriff's Sale, if you have any claims against this property, notify this office <u>IMMEDIATELY</u>.

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

Respectfully,



# SHERIFF OF COLUMBIA COUNTY COURT HOUSE • P. O. BOX 380 BLOOMSBURG, PA 17615

. PHONE 17171 784-1991

24 HOUR PHONE (717) 784-6300

Đa	te: August 23, 1990				•	
	to: IRS					
	P.O. Box 12050					
	Philadelphia, Pa. 19106					
	Attention: Special Procedures F	unction				•
Re;	Franklin First Federal Savings and Association of Wilkes-Barre n/k/a Franklin First Federal Savings Ban	<b>k</b>	ot B. C.		711	
No:	48 of 1990 ED	his w	vife 652	of_		M. Gordon
Dear	r šir:					
	Enclosed is a notice of an upcomi	ng Sher	iff's Sa	nle, If	Voll have	anv
clai	ims against this property, notify t	his off	ice imme	DIATELY.	, ou mare	uny
	Please feel free to contact me w	ith any	questic	ns you m	<b>ây</b> have.	
No	Execution giving the amount owed of the Lien holders and the last known address.	Writ of		espectfu		



### SHERIFF OF COLUMBIA COUNTY COURT HOUSE • F. O. BOX 360 BLOOMSBURG, PA 17615

#HONE 1717) 784-1991

24 HOUR MIGNE (717) 784-6300

vat	e: <u>August 23, 1990</u>	·	
t	0: <u>Small Business</u> Administrat	tion	
	20 N. Pennsylvania Ave.,		
	Room 2327		
	Wilkes-Barre, Pa. 18701		`
1	ranklin First Federal Savings oan Association of Wilkes-Barr ranklin First Federal Savings	re n/k/a	
No :_	48 of 1990 ED	is wife No: 652 of 1990 JD	Gordon

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,



# SHERIFF OF COLUMBIA COUNTY COURT HOUSE = F. O. BOX 380 BLOOMSBURG, PA 17615

14 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					,
1	Franklin First Federal Savings and Joan Association of Wilkes-Barre n Franklin First Federal Savings Bap	ı/k/a ık				
No:_4	8 of 1990 ED	No:	B. Gordo fe 642	of 1990	nce M. (	Gordon

Dear Sir:

FILONE

(717) 784-1991

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,



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

PHONE (717) 784-1991

24 HOUR PHONE (717) 784-6300

PRESS/ENTER	RPRISE	
Lackawanna	Avenue	ف
Bloomsburg,	PA	17815

Date:	August 23, 1990	
FR LO	heriff's Sale Advertising Dates UIN FIRST FEDERAL SAVINGS AND ASSOCIATION OF WILKES-BARRE n/k/a Robert B. Gordon and Florence M. Gordon his wife O. 48 of 1990 ED No. 652 of 1990 JD	m
Dear		
	ease advertise the enclosed SHERIFF SALE on the following dates:	
	1st week OCTOBER 2, 1990	
	2nd week OCTOBER 9, 1990	
	3rd week OCTOBER 16, 1990	
	el free to contact me it you have any questions.	
	Respectfully,	

Harry A. Roadarmel, Jr. Sheriff

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

PLAINTIFF

CIVIL ACTION-LAW

VS.

Name

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/aFRANKLIN 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.

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

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

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:

Name

Address

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:

#### Name Address

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

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

<u>Name</u> Address

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:

Name	<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

<u>Name</u>

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: 11/2-/70

CMOV E NORTON ECO

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.

CIVIL ACTION-LAW

IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

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

DEFENDANTS

NO. 652 OF

#### 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.

PURSEL, LUSCHAS & NORTON

BY:

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

RQSENN, JENKINS & GREENWALD

DAVID J. HARRIS, ESQUIRE Attorney for Plaintiff 15 South Franklin Street Wilkes-Barre, PA 18711

(717) 826-5600

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

GARY & 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 JPlaintiff 15 South Franklin Street Wilkes-Barre, PA 18711

(717) 826-5600

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.





97-371428431

Date

Amount \$500.00

PAY

The transmit of

TO THE CORDER

DRAWER: FRANKLIN FIRST FEDERAL SAVINGS BANK

10223104221 B#409937 374428431

**#** 

#### Franklin First Federal Savings Bank

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

Escrow Dept:

FSLIC

90 1942 711

97-371428441

Date

Amount \$250.00

PAY

TO THE 1 ORDER OF

Sheriff of Columbia County

Sheriff of columbia County

DRAWER FRANKLIN FIRST FEDERAL SAVINGS BANK

AUTHORIZED SONATURE

#022310422# B#409937

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