

SHERIFF'S SALE Distribution Sheet

CURTIS FULTZ and LAVERA FULTZ vs. Louis Julien and Diane Julien
 NO. 718 & 918 of 1983 JD
 NO. 57 of 1990 ED DATE OF SALE: December 6, 1990

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) December 6, 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 CURTIS FULTZ and LAVERA FULTZ for the price or sum of Seven Hundred, Eighty-Seven and Seventy-Four Cents \$787.74 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>787.74</u>	
Poundage		<u>15.75</u>	
Transfer Taxes			
Total Needed to Purchase	\$	<u>803.49</u>	
Amount Paid Down		<u>750.00</u>	
Balance Needed to Purchase		<u>53.49</u>	
EXPENSES:			
Columbia County Sheriff - Costs	\$	<u>270.80</u>	
Poundage		<u>15.75</u>	
Newspaper			\$ <u>286.55</u>
Printing			<u>372.44</u>
Solicitor	Gary Norton		<u>50.00</u>
Columbia County Prothonotary			<u>20.00</u>
Columbia County Recorder of Deeds -	Deed copy work		<u>33.50</u>
	Realty transfer taxes		
	State stamps		
Tax Collector ()		
Columbia County Tax Assessment Office			
State Treasurer			<u>36.00</u>
Other: Tax Claim			<u>5.00</u>
	TOTAL EXPENSES:	\$	<u>787.74</u>
	Total Needed to Purchase	\$	<u>803.49</u>
	Less Expenses		<u>750.00</u>
	Net to First Lien Holder		
	Plus Deposit		
	Total to First Lien Holder	\$	

Sheriff's Office, Bloomsburg, Pa. }

So answers

December 6, 1990

HARRY A. ROADARMEL

Sheriff

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date 1-17-90, 1990

OWNER OR REPUTED OWNER

William J. Smith, Jr.
1000 N. 1st St.

DESCRIPTION OF PROPERTY

1000 N. 1st St.

PARCEL NUMBER

00, 000, 000

IN 1000 N. 1st St. Township
Borough
City

This is to certify that, according to our records, there are no unpaid Taxes on the above mentioned property as of December 31, 1989.

Requested by: William J. Smith, Jr.
1000 N. 1st St.

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$2.00

Pd
12-17-90

HARRY A. ROADARAH, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 391
BLOOMSBURG, PA 17805

RECEIVED
CITY OF BLOOMSBURG

December 17, 1990

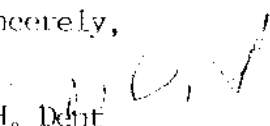
Press Enterprise
P.O. Box 745
Bloomsburg, Pa. 17815

Dear Sir:

Enclosed is CK#2095 in the amount of \$372.44, which represents payment for the advertising of the Sheriff's Sale No. 57 of 1990 E.D., Curtis Fultz and Lavera Fultz Vs Louis Julien and Diane Julien.

Thank you very much.

Sincerely,


J.H. Dent
Deputy Sheriff

HENRY A. ROADARMU JR



SHERIFF OF COLUMBIA COUNTY

COUNTY HOUSE, P. O. BOX 200
BLOOMSBURG, PA. 17003

REC'D
CLERK 1990

CLERK 1990

December 17, 1990

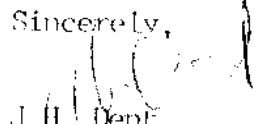
Mr. Cary Norton, Esquire
238 Market St.,
Bloomsburg, Pa. 17815

Dear Sir:

Enclosed is CL#2096 in the amount of \$50.00, which represents payment for the legal assistance for Sheriff's Sale No. 57 of 1990 E.D., Curtis Fultz and Lavera Fultz Vs Louis Julien and Diane Julien.

Thank you very much.

Sincerely,


J.H. Dent
Deputy Sheriff



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280602
HARRISBURG, PA 17128-0602

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name

Telephone Number:

Harry A. Roadarmel Sheriff

Area Code (717) 784-1991

Street Address

City

State

Zip Code

P.O. Box 380 Court House, Bloomsburg, Pa. 17815

B TRANSFER DATA

Grantor(s)/Lessor(s)

Date of Acceptance of Document

Grantor(s)/Lessee(s)

Louis Julien and Diane Julien

Curtis Fultz and Lavera Fultz

Street Address

Street Address

RD#4 Box 4366

RR#4 Box 4370

City

State

Zip Code

City

State

Zip Code

Berwick, Pa.

18603

Berwick, Pa.

18603

C PROPERTY LOCATION

Street Address

City, Township, Borough

RR#4

Brair Creek

County

School District

Tax Parcel Number

Columbia

Berwick

07-04-27-7

D VALUATION DATA

1. Actual Cash Consideration

2. Other Consideration

3. Total Consideration

4. County Assessed Value

\$2080

5. Common Level Ratio Factor

x 14.08

6. Fair Market Value

= \$29,295.77

E EXEMPTION DATA

1a. Amount of Exemption Claimed

100%

1b. Percentage of Interest Conveyed

100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation (Attach copy of resolution).
- ☒ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number 189 , Page Number 612
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☐ Other (Please explain exemption claimed, if other than listed above.)

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

HARRY A. ROADARMEL

12/17/90

(SEE REVERSE)

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

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery (Extra charge) 57

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

4. Article Number
P 279 613 602

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 *Bl P Doyle*

7. Date of Delivery
OCT 18 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

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery (Extra charge) 57

3. Article Addressed to:
Office of F.A.I.R.
Department of Public Welfare
P.O. Box 8016
Harrisburg, Pa. 17105

4. Article Number
P 279 613 603

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 *Frederick Brown*

7. Date of Delivery
OCT 17 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

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery (Extra charge) 57

3. Article Addressed to:
Diane Julien
RR#4 Box 4366
Berwick, Pa. 18603

4. Article Number
P 279 615 188

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 *Diane Julien*

6. Signature - Agent
X

7. Date of Delivery
OCT 18 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

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery (Extra charge) 57

3. Article Addressed to:
Louis Julien
RR#4 Box 4366
Berwick, Pa. 18603

4. Article Number
P 279 615 187

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 *Louis Julien*

7. Date of Delivery
OCT 18 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

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery (Extra charge) 57

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

4. Article Number
P 279 615 190

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 Ross*

7. Date of Delivery
OCT 17 1990

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

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) 57

3. Article Addressed to:
IRS
P.O. Box 12050
Philadelphia, Pa. 19106
Attention: Special Procedures
Function

4. Article Number
P 279 612 074

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

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X

6. Signature — Agent
X

7. Date of Delivery
OCT 24 1989

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. (Extra charge) 2. ☐ Restricted Delivery (Extra charge) 57

3. Article Addressed to:
Mrs. Joan M. Rothery (Tax Collect)
RD#4 Box 4502
Berwick, Pa. 18603

4. Article Number
P 279 615 189

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

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X *Joan Rothery*

6. Signature — Agent
X

7. Date of Delivery
OCT 24 1989

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. (Extra charge) 2. ☐ Restricted Delivery (Extra charge) 57

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

4. Article Number
P 279 612 072

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

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X

6. Signature — Agent
X *William K. Kamel*

7. Date of Delivery
OCT 22 1989

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. (Extra charge) 2. ☐ Restricted Delivery (Extra charge) 57

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 279 612 073

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

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X

6. Signature — Agent
X

7. Date of Delivery
OCT 22 1989

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

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 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 DECEMBER 6, 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 piece, parcel and tract of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an existing iron pin set previously in an existing chestnut stump on a line of land now or late of Nelson S. and Arlene Michael and further described as being south 79 degrees 43 minutes 53 seconds east 576 feet from an existing iron pin set previously in an existing stone corner on a line of land now or late of Nelson S. and Arlene Michael; thence along the same north 79 degrees 43 minutes 53 seconds west 85.74 feet to a point, further described as the southwesterly corner of "Woodland Acres", a thirty lot approved subdivision of Curtis R. and Lavera G. Fultz; thence along the westerly line of "Woodland Acres", north 8 degrees 53 minutes 15 seconds east 670.06 feet to an iron pin set for a corner, the place of beginning; thence along remaining lands of Curtis R. and Lavera G. Fultz, north 81 degrees 06 minutes 45 seconds west 134.59 feet to an iron railroad spike set for a corner in an existing gravel drive; thence along the same and a gravel road south 6 degrees 10 minutes 25 seconds east 140 feet to an iron pin set for a corner; thence along the same north 71 degrees 34 minutes 30 seconds west 113.53 feet to an iron pin set for a corner; thence along the same and passing over a gravel driveway for access to lands now or late of Eugene W. and Cecelia Stephens north 18 degrees 25 minutes 30 seconds east 127.29 feet to an iron pin set for a corner; thence along the same and passing over the northerly corners of lands now or late of Eugene W. and Cecelia Stephens at points 172.42 feet and 302.42 feet from the beginning of this line north 71 degrees 34 minutes 30 seconds west 340 feet to an iron pin set for a corner; thence along the same north 8 degrees 53 minutes 15 seconds east 807.19 feet to an iron pin set on the southerly right-of-way line of a 40 foot wide state highway Legislative Route 19097; thence along the same on a curve to the left having a tangent bearing of south 77 degrees 30 minutes 11 seconds east, an arc length of 305.589 feet, and a radius of 900 feet to an iron pin set for a corner; thence along the same north 83 degrees 02 minutes 33 seconds east 230.76 feet to an iron pin set for a corner and further described as the northwesterly corner of "Woodland Acres"; thence along the westerly line of "Woodland Acres" south 8 degrees 53 minutes 15 seconds west 968.10 feet to an iron pin, the place of beginning.

BEING the same premises conveyed by Curtis R. Fultz and Lavera G. Fultz, his wife, to Louis Julien and Diane Julien, his wife, by deed dated May 4, 1978 and recorded on May 9, 1978, to Columbia County Deed Book 286 at Page 854.

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

TOGETHER with an 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 CURTIS FULTZ and LAVERA FULTZ against LOUIS JULIEN and DIANE JULIEN 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

John M. Kuchka, Attorney
for Plaintiff

JOHN M. KUCHKA
TRUST ACCOUNT
132 E. FRONT ST.
BERWICK, PA. 18603

4942

December 6 1990

60-712
313

PAY
TO THE
ORDER OF

SHERIFF OF COLUMBIA COUNTY

\$ 53.49

Fifty-three and 49/100

DOLLARS

1 FIRST NATIONAL BANK
BERWICK, PENNSYLVANIA 18603
A First Keystone Community Bank

FOR Fultz vs. Julien Sheriff's sale -
balance of costs

M. Starxton

⑈004942⑈ ⑆031307125⑆ 01 01541 6⑈01

Law Office of
JOHN M. KUCHKA
132 EAST FRONT STREET
BERWICK, PENNSYLVANIA 18603
—
(717) 759-1218

JOHN R. GORDNER

FAX No. (717) 759-0476

December 6, 1990

Mr. Jim Dent
Columbia County Sheriff's Office
Court House
Bloomsburg, PA 17815

Re: Fultz vs. Julien
Sheriff's sale

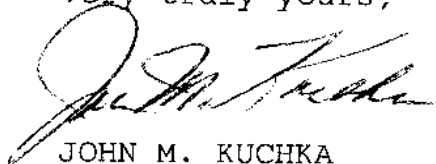
Dear Mr. Dent:

I am enclosing herewith my check for \$53.49 which is the balance due on the sheriff's sale purchase by the Plaintiffs, Mr. and Mrs. Fultz.

I trust this will close the matter and allow you to file the appropriate schedule of distribution.

Thank you again for your cooperation.

Very truly yours,


JOHN M. KUCHKA

JMK:ms

Enclosure

cc: Mr. and Mrs. Curtis R. Fultz

SHERIFF'S SALE Distribution Sheet

CURTIS FULTZ and LAVERA FULTZ

VS. Louis Julien and Diane Julien

NO. 718 & 918 of 1983 JD

DATE OF SALE: December 6, 1990

NO. 57 of 1990 ED

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) December 6, 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 CURTIS FULTZ and LAVERA FULTZ for the price or sum of Seven Hundred, Eighty-Seven and Seventy-Four Cents \$787.74 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>787.74</u>
Poundage	<u>15.75</u>
Transfer Taxes	
Total Needed to Purchase	\$ <u>803.49</u>
Amount Paid Down	<u>750.00</u>
Balance Needed to Purchase	<u>53.49</u>

EXPENSES:

Columbia County Sheriff - Costs	\$ <u>270.80</u>	
Poundage	<u>15.75</u>	\$ <u>286.55</u>
Newspaper		<u>372.44</u>
Printing		
Solicitor	Gary Horton	<u>50.00</u>
Columbia County Prothonotary		<u>20.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>33.50</u>
	Realty transfer taxes	
	State stamps	
Tax Collector ()	
Columbia County Tax Assessment Office		
State Treasurer		<u>36.00</u>
Other - Tax Claim		<u>5.00</u>

TOTAL EXPENSES \$ 787.74

Total Needed to Purchase \$ 803.49

Less Expenses Deposit 750.00

Net to First Lien Holder

Plus Deposit

Total to First Lien Holder

\$

Sheriff's Office, Bloomsburg, Pa.

So answers

December 6, 1990

HARRY A. ROADARMEL

Sheriff

SHERIFF'S SALE - COSTS SHEET

CURTIS FULTZ and LAVERA FULTZ

VS. Louis Julien and Diane Julien

NO. 57 of 1990 E.D. NO. 718 & 918 of 1983 J.D. DATE OF SALE Dec. 6, 1990
10:00 A.M.

DOCKET & LEVY	\$ <u>14.00</u>
SERVICE	<u>99.00</u>
MAILING	<u>18.00</u>
ADVERTISING, SALE BILLS & NEWSPAPERS	<u>4.00</u>
POSTING HANDBILLS	<u>14.00</u>
MILEAGE	<u>30.00</u>
CRYING/ADJOURN OF SALE	<u>1.00</u>
SHERIFF'S DEED	<u>10.00</u>
DISTRIBUTION	<u>4.00</u>
OTHER <u>copies 20 of 1983</u>	<u>60.00</u>

TOTAL \$ 270.00

PRESS-ENTERPRISE, INC.	\$ <u>277.44</u>
HENRIE PRINTING	
SOLICITOR'S SERVICES <u>copying</u>	<u>50.00</u>

TOTAL \$ 427.44

PROTHONOTARY:	LIENS LIST	\$ <u>20.00</u>
	DEED NOTARIZATION	
	OTHER	

TOTAL \$ 20.00

RECORDER OF DEEDS:	COPYWORK	\$ <u>20.00</u>
	DEED	<u>13.50</u>
	OTHER	

TOTAL \$ 33.50

REAL ESTATE TAXES:		
BOROUGH/TWP. & COUNTY TAXES, 19 <u> </u>	\$ <u>X</u>	
SCHOOL TAXES, DISTRICT <u> </u> , 19 <u> </u>	<u>X</u>	
DELINQUENT TAXES, 19 <u> </u> , 19 <u> </u> , 19 <u> </u> , 19 <u> </u>	<u>X</u>	

TOTAL \$

MUNICIPAL RENTS:		
SEWER - MUNICIPALITY <u>X</u> , 19 <u> </u>	\$ <u> </u>	
WATER - MUNICIPALITY <u>X</u> , 19 <u> </u>	<u> </u>	

TOTAL \$

SURCHARGE FEE: (STATE TREASURER) TOTAL . 18.71 22.00 \$ 36.00

MISCELLANEOUS: TAX CLEAR \$ 5.00

TOTAL \$ 781.74

TOTAL COSTS Percentage \$ 15.75

803.49
45.00
\$ 853.49

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

CURTIS FULTZ AND LAVERA FULTZ VS Louis Julien and Diane Julien

NO. 57 of 1990 E.D. NO. 718 & 918 of 1983 J.D.

DATE OF SALE: December 6, 1990 at 10:00 A.M.

BID PRICE (INCLUDES COSTS)	\$ <u>1782.44</u>
POUNDAGE 2% BID PRICE	\$ <u>15.25</u>
TRANSFER TAX 2% BID PRICE	\$ _____
MISC. COSTS	\$ _____

TOTAL NEEDED TO PURCHASE \$ 813.49

PURCHASER(S) : Curtis R. Fultz and Lavera G. Fultz
ADDRESS : RR # 4 Box 4370, Berwick, Pa, 18603
NAME(S) ON DEED: same
PURCHASER(S) SIGNATURE(S) : Curtis R. Fultz
Lavera G. Fultz

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$ <u>813.49</u>
LESS DEPOSIT	\$ <u>175.00</u>
DOWN PAYMENT	\$ _____
AMOUNT DUE IN	
EIGHT DAYS	\$ <u>53.49</u>

LIST OF LIENS

VERSUS

CURTIS FULTZ and LAVERA FULTZ against Louis Julien and Diane Julien

Court of Common Pleas of Columbia County, Pennsylvania.

	No. of Term, 19
	Real Debt \$
	Interest from
	Commission
	Costs
	Judgment entered
	Date of Lien
	Nature of Lien

* NOTE - THERE IS NO JUDGMENTS FILED UNDER THE ABOVE NAME FROM 1985 TO THE PRESENT
This Execution was filed on a judgment which was filed in approximately 1983

	No. of Term, 19
	Real Debt \$
	Interest from
	Commission
	Costs
	Judgment entered
	Date of Lien
	Nature of Lien

	No. of Term, 19
	Real Debt \$
	Interest from
	Commission
	Costs
	Judgment entered
	Date of Lien
	Nature of Lien

	No. of Term, 19
	Real Debt \$
	Interest from
	Commission
	Costs
	Judgment entered
	Date of Lien
	Nature of Lien

	No. of Term, 19
	Real Debt \$
	Interest from
	Commission
	Costs
	Judgment entered
	Date of Lien
	Nature of Lien

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 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 DECEMBER 6, 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 piece, parcel and tract of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an existing iron pin set previously in an existing chestnut stump on a line of land now or late of Nelson S. and Arlene Michael and further described as being south 79 degrees 43 minutes 53 seconds east 576 feet from an existing iron pin set previously in an existing stone corner on a line of land now or late of Nelson S. and Arlene Michael; thence along the same north 79 degrees 43 minutes 53 seconds west 85.74 feet to a point, further described as the southwesterly corner of "Woodland Acres", a thirty lot approved subdivision of Curtis R. and Lavera G. Fultz; thence along the westerly line of "Woodland Acres", north 8 degrees 53 minutes 15 seconds east 670.06 feet to an iron pin set for a corner, the place of beginning; thence along remaining lands of Curtis R. and Lavera G. Fultz, north 81 degrees 06 minutes 45 seconds west 134.59 feet to an iron railroad spike set for a corner in an existing gravel drive; thence along the same and a gravel road south 6 degrees 10 minutes 25 seconds east 140 feet to an iron pin set for a corner; thence along the same north 71 degrees 34 minutes 30 seconds west 113.53 feet to an iron pin set for a corner; thence along the same and passing over a gravel driveway for access to lands now or late of Eugene W. and Cecelia Stephens north 18 degrees 25 minutes 30 seconds east 127.29 feet to an iron pin set for a corner; thence along the same and passing over the northerly corners of lands now or late of Eugene W. and Cecelia Stephens at points 172.42 feet and 302.42 feet from the beginning of this line north 71 degrees 34 minutes 30 seconds west 340 feet to an iron pin set for a corner; thence along the same north 8 degrees 53 minutes 15 seconds east 807.19 feet to an iron pin set on the southerly right-of-way line of a 40 foot wide state highway Legislative Route 19097; thence along the same on a curve to the left having a tangent bearing of south 77 degrees 30 minutes 11 seconds east, an arc length of 305.589 feet, and a radius of 900 feet to an iron pin set for a corner; thence along the same north 83 degrees 02 minutes 33 seconds east 230.76 feet to an iron pin set for a corner and further described as the northwesterly corner of "Woodland Acres"; thence along the westerly line of "Woodland Acres" south 8 degrees 53 minutes 15 seconds west 968.10 feet to an iron pin, the place of beginning.

BEING the same premises conveyed by Curtis R. Fultz and Lavera G. Fultz, his wife, to Louis Julien and Diane Julien, his wife, by deed dated May 4, 1978 and recorded on May 9, 1978, to Columbia County Deed Book 286 at Page 854.

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

TOGETHER with an 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 CURTIS FULTZ and LAVERA FULTZ against LOUIS JULIEN and DIANE JULIEN 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

John M. Kuchka, Attorney
for Plaintiff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 784-1841

24 HOUR PHONE
(717) 784-6300

November 2, 1990

MR. John M. Kuchka, Esquire
132 East Front St.,
Berwick, Pa. 18603

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

VS. 57 of 1990 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Thursday November 1, 1990 at 12:35 P. POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Louis and Diane Julien
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
J.H. Dent

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN AND SUBSCRIBED BEFORE ME
THIS 2nd

DAY OF November 1990

Thom B. Kline
THOM B. KLINE, PROTHONOTARY OF
COLUMBIA COUNTY

PROTH. & CLK. OF SEV. COURTS

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



COMMONWEALTH OF PENNSYLVANIA
OFFICE OF ATTORNEY GENERAL

October 24, 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: Curtis Fultz and Lavera Fultz
vs. Louis Julien and Diane Julien

Dear Sheriff Roadarmel:

A check of the records of the Financial Enforcement Section,
Office of the Attorney General, does not reveal any claims in
this office against Louis Julien or Diane Julien.

Very truly yours,

A handwritten signature in black ink, appearing to read "Tom Zerbe".

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

TCZ/kf

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

October 17, 1990

Mr. John M. Kuchka, Esquire
132 East Front Street
Berwick, Pa. 18603

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

NO. 57 of 1990 E.D.

WRIT OF EXECUTION - MONEY JUDGEMENT

SERVICE ON Louis Julien and Diane Julien

ON Tuesday October 16, 1990 AT 2:30 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
Louis Julien and Diane Julien, AT RD#4 Box 4366, 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

Diane Julien

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 17th

DAY OF October 1990

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

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

SHERIFF

WRIT OF EXECUTION – (MONEY JUDGEMENTS) Rules P.R.C.P. 3101 to 3149

CURTIS FULTZ and LAVERA FULTZ,
.....
PLAINTIFFS,
.....
vs
LOUIS JULIEN and DIANE JULIEN,
.....
DEFENDANTS.

No. Term 19.....E.D.
No. 718 and 918 Term 19⁸³...J.D.
No. Term 19.....

WRIT OF EXECUTION
(MONEY JUDGEMENTS)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA
TO THE SHERIFF OF COLUMBIA COUNTY, PENNA.

To satisfy the judgement, interest and costs against Louis Julien and Diane Julien, his wife,

..... Defendant (s);

(1) You are directed to levy upon the property of the defendant (s) and to sell his, her (or their) interest therein; (Inquisition and Exemption Laws waived and Condemnation agreed to)

(2) You are also directed to attach the property of the defendant not levied upon in the possession of

..... as Garnishee (s)
(Specifically describe property)

See Exhibit "A" attached hereto and made a part hereof.

and to notify the Garnishee (s) that

(a) an attachment has been issued;

(b) the garnishee (s) is enjoined from paying any debt to or for the account of the defendant (s) and from delivering any property of the defendant (s) or otherwise disposing thereof.

(3) If the property of the defendant not levied upon and subject to attachment is found in the possession of anyone other than the named garnishee (s), you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

Amount due \$129,554.00
Interest from 5/85 - 9/90..42,105.00...
Atty's Comm. (10%) 17,166.00
Total 188,825.00...
Plus costs as per endorsement hereon.

Lami B. Kline
Prothonotary, Court of Common Pleas of
Columbia County, Penna.

By: *Carla Hess*
Deputy

Dated *Sept 11, 1990*
(SEAL)

ALL that certain piece, parcel and tract of land situate in the Township of Bear Creek, County of Columbia, State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an existing iron pin set previously in an existing chestnut stump on a line of land now or late of Nelson S. and Arlene Michael and further described as being south 79 degrees 43 minutes 53 seconds east 576 feet from an existing iron pin set previously in an existing stone corner on a line of land now or late of Nelson S. and Arlene Michael; thence along the same north 79 degrees 43 minutes 53 seconds west 85.74 feet to a point, further described as the southwesterly corner of "Woodland Acres", a thirty lot approved subdivision of Curtis R. and Lavera G. Fultz; thence along the westerly line of "Woodland Acres", north 8 degrees 53 minutes 15 seconds east 670.06 feet to an iron pin set for a corner, the place of beginning; thence along remaining lands of Curtis R. and Lavera G. Fultz, north 81 degrees 06 minutes 45 seconds west 134.59 feet to an iron railroad spike set for a corner in an existing gravel drive; thence along the same and a gravel road south 6 degrees 10 minutes 25 seconds east 140 feet to an iron pin set for a corner; thence along the same north 71 degrees 34 minutes 30 seconds west 113.53 feet to an iron pin set for a corner; thence along the same and passing over a gravel driveway for access to lands now or late of Eugene W. and Cecelia Stephens north 18 degrees 25 minutes 30 seconds east 127.29 feet to an iron pin set for a corner; thence along the same and passing over the northerly corners of lands now or late of Eugene W. and Cecelia Stephens at points 172.42 feet and 302.42 feet from the beginning of this line north 71 degrees 34 minutes 30 seconds west 140 feet to an iron pin set for a corner; thence along the same north 8 degrees 53 minutes 15 seconds east 807.19 feet to an iron pin set on the southerly right-of-way line of a 40 foot wide state Highway Legislative Route 19097; thence along the same on a curve to the left having a tangent bearing of south 77 degrees 30 minutes 11 seconds east, an arc length of 305.589 feet, and a radius of 900 feet to an iron pin set for a corner; thence along the same north 83 degrees 02 minutes 33 seconds east 230.76 feet to an iron pin set for a corner and further described as the northwesterly corner of "Woodland Acres"; thence along the westerly line of "Woodland Acres" south 8 degrees 53 minutes 15 seconds west 968.10 feet to an iron pin, the place of beginning.

BEING the same premises conveyed by Curtis R. Fultz and Lavera G. Fultz, his wife, to Louis Julien and Diane Julien, his wife, by deed dated May 4, 1978, about to be recorded simultaneously herewith.

BOOK 189 PAGE 613

CURTIS FULTZ and LAVERA FULTZ, : IN THE COURT OF COMMON PLEAS
Plaintiffs, : OF THE 26TH JUDICIAL DISTRICT
vs. : COLUMBIA COUNTY BRANCH, PENNA.
: CIVIL ACTION - LAW
LOUIS JULIEN and DIANE JULIEN, : NO. 718 AND 918 OF 1983 J.D.
Defendants. : NO. 57 OF 1990 E.D.

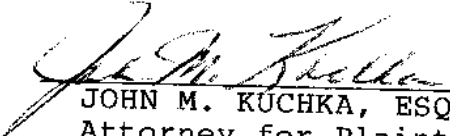
NOTICE OF SHERIFF'S SALE
OF
REAL ESTATE

TO: LOUIS JULIEN and DIANE JULIEN, his wife, Defendants
herein and owners of the real estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned
Writ of Execution issued under the above-captioned Judgment,
directed to the Sheriff of Columbia County, there will be exposed
to public sale, by vendue or outcry to the highest and best
bidders, for cash, in the Sheriff's Office, Courthouse, in the
Town of Bloomsburg, County of Columbia, and State of
Pennsylvania, on Thursday December 6, 1990, at 10:00
o'clock A.m., Eastern time, in the forenoon of the said day,
all your right, title and interest in and to ALL that certain
piece, parcel and tract of land situate in the Township of Briar
Creek, County of Columbia and State of Pennsylvania, the same
more particularly described in Exhibit "A", attached hereto and
incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in inter-
est 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 that distribution will be made in

accordance with this schedule unless exceptions are filed thereto within ten (10) days thereafter.



JOHN M. KUCHKA, ESQUIRE
Attorney for Plaintiffs,
Curtis Fultz and Lavera Fultz
132 East Front Street
Berwick, PA 18603
(717) 759-1218

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 57 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 Sheriff's Office, Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on December 6, 1990, at 10:00 o'clock A.m., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

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

BEGINNING at an existing iron pin set previously in an existing chestnut stump on a line of land now or late of Nelson S. and Arlene Michael and further described as being south 79 degrees 43 minutes 53 seconds east 576 feet from an existing iron pin set previously in an existing stone corner on a line of land now or late of Nelson S. and Arlene Michael; thence along the same north 79 degrees 43 minutes 53 seconds west 85.74 feet to a point, further described as the southwesterly corner of "Woodland Acres", a thirty lot approved subdivision of Curtis R. and Lavera G. Fultz; thence along the westerly line of "Woodland Acres", north 8 degrees 53 minutes 15 seconds east 670.06 feet to an iron pin set for a corner, the place of beginning; thence along remaining lands of Curtis R. and Lavera G. Fultz, north 81 degrees 06 minutes 45 seconds west 134.59 feet to an iron railroad spike set for a corner in an existing gravel drive; thence along the same and a gravel road south 6 degrees 10 minutes 25 seconds east 140 feet to an iron pin set for a corner; thence along the same north 71 degrees 34 minutes 30 seconds west 113.53 feet to an iron pin set for a corner; thence along the same and passing over a gravel driveway for access to lands now or late of Eugene W. and Cecelia Stephens north 18 degrees 25 minutes 30 seconds east 127.29 feet to an iron pin set for a corner; thence along the same and passing over the northerly corners of lands now or late of Eugene W. and Cecelia Stephens at points 172.42 feet and 302.42 feet from the beginning of this line north 71 degrees 34 minutes 30 seconds west 340 feet to an iron pin set for a corner; thence along the

same north 8 degrees 53 minutes 15 seconds east 807.19 feet to an iron pin set on the southerly right-of-way line of a 40 foot wide state highway Legislative Route 19097; thence along the same on a curve to the left having a tangent bearing of south 77 degrees 30 minutes 11 seconds east, an arc length of 305.589 feet, and a radius of 900 feet to an iron pin set for a corner; thence along the same north 83 degrees 02 minutes 33 seconds east 230.76 feet to an iron pin set for a corner and further described as the northwesterly corner of "Woodland Acres"; thence along the westerly line of "Woodland Acres" south 8 degrees 53 minutes 15 seconds west 968.10 feet to an iron pin, the place of beginning.

BEING the same premises conveyed by Curtis R. Fultz and Lavera G. Fultz, his wife, to Louis Julien and Diane Julien, his wife, by deed dated May 4, 1978 and recorded on May 9, 1978, to Columbia County Deed Book 286 at Page 854.

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

TOGETHER with any 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 CURTIS FULTZ and LAVERA FULTZ against LOUIS JULIEN and DIANE JULIEN and will be sold by:

SHERIFF OF COLUMBIA COUNTY

JOHN M. KUCHKA, ESQUIRE

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1441

24 HOUR PHONE
(717) 784-8300

Date: October 16, 1990

to: IRS
P.O. Box 12050
Philadelphia, Pa. 19106
Attention: Special Procedures Function

Re: Curtis Fultz and Lavera Fultz VS. Louis Julien and Diane Julien
No: 57 of 1990 ED No: 718 and 918 of 1983 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, Notice of Sheriff's Sale, copy of the Sale Bill and a list of all recorded lien holders.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

CURTIS FULTZ and LAVERA FULTZ,	:	IN THE COURT OF COMMON PLEAS
Plaintiffs,	:	OF THE 26TH JUDICIAL DISTRICT
	:	COLUMBIA COUNTY BRANCH, PENNA.
vs.	:	CIVIL ACTION - LAW
	:	
LOUIS JULIEN and DIANE JULIEN,	:	NO. 718 AND 918 OF 1983 J.D.
Defendants.	:	NO. 57 OF 1990 E.D.

AFFIDAVIT PURSUANT TO RULE 3129.1

CURTIS FULTZ and LAVERA FULTZ, Plaintiffs in the above action, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located in Briar 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>
Louis Julien	R.R. #4, Box 4366 Berwick, PA 18603
Diane Julien	R.R. #4, Box 4366 Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Louis Julien	R.R. #4, Box 4366 Berwick, PA 18603
Diane Julien	R.R. #4, Box 4366 Berwick, PA 18603

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>
Curtis Fultz	R.R. #4, Box 4370 Berwick, PA 18603
Lavera Fultz	R.R. #4, Box 4370 Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
Curtis Fultz	R.R. #4, Box 4370 Berwick, PA 18603
Lavera Fultz	R.R. #4, Box 4370 Berwick, PA 18603

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

<u>Name</u>	<u>Address</u>
None	

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

<u>Name</u>	<u>Address</u>
None	

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

<u>Name</u>	<u>Address</u>
None	

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.

DATE: Sept 25, 1990

BY:

John M. Kuchka
JOHN M. KUCHKA, ESQUIRE
Attorney for Plaintiffs,
Curtis Fultz and
Lavera Fultz
132 East Front Street
Berwick, PA 18603
(717) 759-1218

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No. 57 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 Sheriff's Office, Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, on DECEMBER 6, 1990, at 10:00 o'clock A..m., in the forenoon of the said day, all the right, title and interest of the Defendants in and to:

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

BEGINNING at an existing iron pin set previously in an existing chestnut stump on a line of land now or late of Nelson S. and Arlene Michael and further described as being south 79 degrees 43 minutes 53 seconds east 576 feet from an existing iron pin set previously in an existing stone corner on a line of land now or late of Nelson S. and Arlene Michael; thence along the same north 79 degrees 43 minutes 53 seconds west 85.74 feet to a point, further described as the southwesterly corner of "Woodland Acres", a thirty lot approved subdivision of Curtis R. and Lavera G. Fultz; thence along the westerly line of "Woodland Acres", north 8 degrees 53 minutes 15 seconds east 670.06 feet to an iron pin set for a corner, the place of beginning; thence along remaining lands of Curtis R. and Lavera G. Fultz, north 81 degrees 06 minutes 45 seconds west 134.59 feet to an iron railroad spike set for a corner in an existing gravel drive; thence along the same and a gravel road south 6 degrees 10 minutes 25 seconds east 140 feet to an iron pin set for a corner; thence along the same north 71 degrees 34 minutes 30 seconds west 113.53 feet to an iron pin set for a corner; thence along the same and passing over a gravel driveway for access to lands now or late of Eugene W. and Cecelia Stephens north 18 degrees 25 minutes 30 seconds east 127.29 feet to an iron pin set for a corner; thence along the same and passing over the northerly corners of lands now or late of Eugene W. and Cecelia Stephens at points 172.42 feet and 302.42 feet from the beginning of this line north 71 degrees 34 minutes 30 seconds west 340 feet to an iron pin set for a corner; thence along the

same north 8 degrees 53 minutes 15 seconds east 807.19 feet to an iron pin set on the southerly right-of-way line of a 40 foot wide state highway Legislative Route 19097; thence along the same on a curve to the left having a tangent bearing of south 77 degrees 30 minutes 11 seconds east, an arc length of 305.589 feet, and a radius of 900 feet to an iron pin set for a corner; thence along the same north 83 degrees 02 minutes 33 seconds east 230.76 feet to an iron pin set for a corner and further described as the northwesterly corner of "Woodland Acres"; thence along the westerly line of "Woodland Acres" south 8 degrees 53 minutes 15 seconds west 968.10 feet to an iron pin, the place of beginning.

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SEIZED AND TAKEN into execution at the suit of CURTIS FULTZ and LAVERA FULTZ against LOUIS JULIEN and DIANE JULIEN and will be sold by:

SHERIFF OF COLUMBIA COUNTY

JOHN M. KUCHKA, ESQUIRE

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW

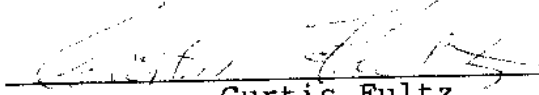
CURTIS FULTZ and LAVERA FULTZ, :
Plaintiffs, :
v. : NO. 718 OF 1983
LOUIS JULIEN and DIANE JULIEN, :
Defendants. :

CURTIS FULTZ and LAVERA FULTZ, :
Plaintiffs, :
v. : NO. 918 OF 1983
LOUIS JULIEN and DIANE JULIEN, :
Defendants. :


AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF COLUMBIA : SS:

Curtis Fultz, being duly sworn according to law, doth depose and say that he is the Plaintiff in the foregoing matter and, as such, is authorized to make this affidavit; that to the best of his knowledge the Defendants above named are not in the military or naval service of the United States of America or any state or territory thereof; and that the Defendants, Louis and Diane Julien, reside at R.R. #4, Berwick, Pennsylvania 18603.


Curtis Fultz

Sworn to and subscribed
before me this 26th day
of September, 1990.


Notary Public

NOTARIAL SEAL
MICHAELINE STARVATOW, NOTARY PUBLIC
BERWICK BOROUGH, COLUMBIA COUNTY
MY COMMISSION EXPIRES 8/31/91

IN THE COURT OF COMMON PLEAS OF THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH
CIVIL ACTION - LAW


CURTIS FULTZ and LAVERA FULTZ, :
Plaintiffs, :
v. : NO. 718 OF 1983
LOUIS JULIEN and DIANE JULIEN, :
Defendants. :

CURTIS FULTZ and LAVERA FULTZ, :
Plaintiffs, :
v. : NO. 918 OF 1983
LOUIS JULIEN and DIANE JULIEN, :
Defendants. :

TO: COLUMBIA COUNTY SHERIFF

Seize, levy, advertise and sell all real estate of the
Defendants located at Briar Creek Township, Columbia County,
Pennsylvania. You are hereby released from all responsibility in
not placing watch men or insurance on the real property levied
upon by virtue of the writ.

BY:


JOHN M. KUCHKA, ESQUIRE
Attorney for Plaintiffs

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE 1 P. O. BOX 300
BLOOMSBURG, PA 17815

HOME
(717) 984-1441

24 HOUR PHONE
(717) 984-8300

Date: October 16, 1990

To: Louis Julien
RR#4 Box 4366
Berwick, Pa. 18603

Re: Curtis Fultz and Lavera Fultz VS. Louis Julien and Diane Julien
No: 57 of 1990 ED No: 718 and 918 of 1983 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) 784-1441

24 HOUR PHONE
(717) 784-6300

Date: October 16, 1990

To: Diane Julien
RR#4 Box4366
Berwick, Pa. 18603

Re: Curtis Fultz and Laverne Fultz VS. Louis Julien and Diane Julien
No: 57 of 1990 ED No: 718 and 918 of 1983 JD

Dear Sir:

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Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE P. O. BOX 300
BLUMSBURG, PA 17015

PHONE
(717) 784-1441

24 HOUR PHONE
(717) 784-6300

Date: October 16, 1990

to: Joan M. Rothery Tax Collector
RD#4 Box 4502
Berwick, Pa. 18603

Re: Curtis Fultz and Lavera Fultz VS. Louis Julien and Diane Julien
No: 57 of 1990 EU No: 718 and 918 of 1983 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.

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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 17013

PHONE
(717) 784-1441

24 HOUR PHONE
(717) 784-8300

Date: October 16, 1990

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

Re: Curtis Fultz and Lavera Fultz VS. Louis Julien and Diane Julien

No: 57 of 1990 ED Not 718 and 918 of 1983 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.

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Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 784-1441

24 HOUR PHONE
(717) 784-6300

Date: October 16, 1990

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

Re: Curtis Fultz and Lavera Fultz VS Louis Julien and Diane Julien

No: 57 of 1990 ED No: 718 and 918 of 1983 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.

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Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE 1 P. O. BOX 300
BLOOMSBURG, PA 17815

NIGHT
(717) 784-1441

24 HOUR PHONE
(717) 784-8306

Date: October 16, 1990

to: IRS
P.O. Box 12050
Philadelphia, Pa. 19106
Attention: Special Procedures Function

Re: Curtis Fultz and Lavera Fultz vs. Louis Julien and Diane Julien
No: 57 of 1990 EU No: 718 and 918 of 1983 JU

Dear Sir:

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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: October 16, 1990

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

Re: Curtis Fultz and Lavera Fultz VS. Louis Julien and Diane Julien
No: 57 of 1990 ED No: 718 and 918 of 1983 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) 984-1001

24 HOUR PHONE
(717) 984-6900

Date: October 16, 1990

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

Re: Curtis Fultz and Lavera Fultz VS. Louis Julien and Diane Julien
No: 57 of 1990 EU No: 718 and 918 of 1983 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

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: October 16, 1990

Re: Sheriff's Sale Advertising Dates

Curtis Fultz and Lavera VS. Louis Julien and Diane Julien
Fultz
No. 57 of 1990 ED No. 718 and 918 of 1983 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week November 14, 1990
2nd week November 21, 1990
3rd week November 28, 1990

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff

JOHN M. KUSHKA

TRUST ACCOUNT

152 E. FRONT ST.

BERWICK, PA. 19003

4765

PAY

ORDER

Sept 11, 1972

60-712

313

\$ 750.⁰⁰/₁₀₀

DOLLARS

THE FIRST NATIONAL
BANK OF BERWICK

BERWICK, PA. 19003

FOR

004 750 00 1307 1294 01 00001 8701