

FIRST COLUMBIA BANK & TRUST CO.,	:	IN THE COURT OF COMMON PLEAS
PLAINTIFF	:	OF THE 26TH JUDICIAL DISTRICT
	:	OF PENNSYLVANIA
VS.	:	COLUMBIA COUNTY BRANCH
	:	
JOHN J. BOYLE,	:	NO. 1409 OF 1992
DEFENDANT	:	CIVIL ACTION - LAW
	:	

**ORDER**

AND NOW, this 19<sup>th</sup> day of April, 1993, upon consideration of the within Petition to Lift Stay, it is hereby ORDERED that the Stay of the Sheriff's Sale directed by Court Order dated January 27, 1993, is hereby lifted, and the sale scheduled for April 22, 1993, shall proceed.

BY THE COURT:

151 Scott W. Nause P.J.

FIRST COLUMBIA BANK & TRUST CO., : IN THE COURT OF COMMON PLEAS  
 PLAINTIFF : OF THE 26TH JUDICIAL DISTRICT  
 VS. : OF PENNSYLVANIA  
 : COLUMBIA COUNTY BRANCH  
 :  
 JOHN J. BOYLE, : NO. 1409 OF 1992  
 DEFENDANT : CIVIL ACTION - LAW  
 :

**PETITION TO LIFT STAY**

First Columbia Bank & Trust Co., by and through its  
 undersigned attorney, hereby respectfully petitions this Court to  
 lift the stay on sheriff's sale proceedings in this matter, and in  
 support thereof respectfully states:

1. This action was commenced by a Complaint in Mortgage  
 Foreclosure filed by the Plaintiff against the Defendant on October  
 6, 1992.

2. On November 13, 1992, a default judgment was obtained  
 against the Defendant for his failure to answer the Complaint filed  
 against him.

3. Plaintiff proceeded with execution on this judgment, and  
 the Sheriff's Office of Columbia County scheduled a Sheriff's Sale  
 for January 28, 1993, at 10:00 a.m.

4. On January 27, 1993, Margaret Fry, an individual not a  
 party to this action, who was residing at the property to be sold,  
 filed a Petition for Intervention, and The Honorable Judge Scott  
 Naus issued an Order setting a hearing on the Petition, and staying  
 all proceedings. A copy of said Order is attached hereto as

FILED  
 PROTHONOTARY  
 CLERK OF COURTS OFFICE  
 APR 19 1 39 PM '93

Exhibit A.

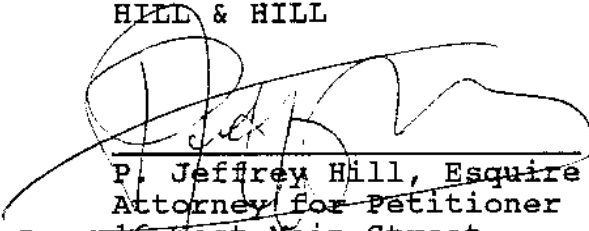
5. Pursuant to this Order, the Sheriff's Office then rescheduled the Sheriff's Sale of Real Property from January 28, 1993, to April 22, 1993, at 10:00 a.m.

6. By Order dated March 4, 1993, The Honorable President Judge Gailey Keller, denied Margaret Fry's Petition to Intervene. A copy of said Order is attached hereto as Exhibit B.

7. The denial of Margaret Fry's petition to intervene renders the stay issued by Judge Naus in this case moot.

WHEREFORE, Petitioner, First Columbia Bank & Trust Co., respectfully requests this Court to issue an Order directing that the stay of execution previously imposed be lifted, and that the Sheriff's Sale scheduled for April 22, 1993, go forward as scheduled.

LAW OFFICES  
HILL & HILL



P. Jeffrey Hill, Esquire  
Attorney for Petitioner  
16 West Main Street  
Bloomsburg, PA 17815  
(717) 389-0663

FIRST COLUMBIA BANK AND  
TRUST CO.,  
Plaintiff

vs.

JOHN J. BOYLE,  
Defendant

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA.  
:  
: NO. 1409 OF 1992  
:  
: CIVIL ACTION - LAW  
:

ORDER

AND NOW, this 27<sup>th</sup> day of January, 1993, upon  
consideration of the within Petition for Intervention of Margaret Fry,  
it is hereby ORDERED and DIRECTED that a hearing shall be held on said  
Petition at 11:00 o'clock A.m. on the 9<sup>th</sup> day of  
March, 1993, in the Chambers of Scott W. Nause of the  
Columbia County Courthouse, Bloomsburg, Pennsylvania. All proceedings  
to stay meanwhile.

BY THE COURT:

/s/ Scott W. Nause P.J.



FIRST COLUMBIA BANK AND  
TRUST CO.,

Plaintiff,

vs

JOHN J. BOYLE,

Defendant.

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

:

:

: NO. 1409 of 1992

:

:

P. JEFFREY HILL, ESQUIRE, Attorney for First Columbia Bank and  
Trust Co.,

C. CLEVELAND HUMMEL, ESQUIRE, Attorney for Margaret Fry

JERRY A. WEIGLE, ESQUIRE, Attorney for John J. Boyle

ORDER

AND NOW, this 4th day of March, 1993, upon stipulation of  
counsel the Petition to Intervene filed on behalf of Margaret Fry  
is hereby denied.

BY THE COURT

  
HONORABLE GALEY C. KELLER, P.J.



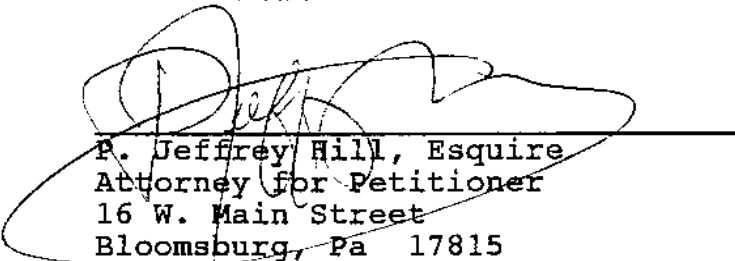
**CERTIFICATE OF SERVICE**

I, P. Jeffrey Hill, Esquire, do hereby certify that on this, the 10th day of April, 1993, a true and correct copy of the foregoing Petition to Lift Stay was mailed, first-class mail, postage pre-paid to the following:

John J. Boyle  
422 E. King Street  
Shippensburg, PA 17257

Jerry A. Weigle, Esquire  
Mark, Weigle & Perkins  
126 E. King Street  
Shippensburg, PA 17257

HILL & HILL



P. Jeffrey Hill, Esquire  
Attorney for Petitioner  
16 W. Main Street  
Bloomsburg, Pa 17815

FIRST COLUMBIA BANK AND  
TRUST CO.,

Plaintiff,

vs

JOHN J. BOYLE,

Defendant.

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

:  
:  
:  
:  
:

NO. 1409 of 1992

P. JEFFREY HILL, ESQUIRE, Attorney for First Columbia Bank and  
Trust Co.,  
C. CLEVELAND HUMMEL, ESQUIRE, Attorney for Margaret Fry  
JERRY A. WEIGLE, ESQUIRE, Attorney for John J. Boyle

ORDER

AND NOW, this 4th day of March, 1993, upon stipulation of  
counsel the Petition to Intervene filed on behalf of Margaret Fry  
is hereby denied.

BY THE COURT

  
HONORABLE GAILLEY C. KELLER, P.J.

FIRST COLUMBIA BANK AND  
TRUST CO.,  
Plaintiff

vs.

JOHN J. BOYLE,  
Defendant

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA.  
:  
: NO. 1409 OF 1992  
:  
: CIVIL ACTION - LAW  
:

ORDER

AND NOW, this 27<sup>th</sup> day of January, 1993, upon  
consideration of the within Petition for Intervention of Margaret Fry,  
it is hereby ORDERED and DIRECTED that a hearing shall be held on said  
Petition at 11:00 o'clock A.m. on the 9<sup>th</sup> day of  
March, 1993, in the Chambers of Scott W. Naus of the  
Columbia County Courthouse, Bloomsburg, Pennsylvania. All proceedings  
to stay meanwhile.

BY THE COURT:

/s/ Scott W. Naus P.J.

Certified from the records this

day of January A.D. 1993

TAMI B. KLINE, PROCLAMATORY

Per. Elizabeth A. Brenner



FIRST COLUMBIA BANK AND  
TRUST CO.,  
Plaintiff

vs.

JOHN J. BOYLE,  
Defendant

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA.  
:  
: NO. 1409 OF 1992  
:  
: CIVIL ACTION - LAW  
:

ORDER

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_, 1993, upon  
consideration of the within Petition for Intervention of Margaret Fry,  
it is hereby ORDERED that said Petition is granted and Margaret Fry  
shall be joined in this action as Intervenor.

BY THE COURT:

\_\_\_\_\_  
P.J.

FIRST COLUMBIA BANK AND  
TRUST CO.,

Plaintiff

vs.

JOHN J. BOYLE,

Defendant

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA.

: NO. 1409 OF 1992

: CIVIL ACTION - LAW

:

PETITION FOR INTERVENTION

Margaret Fry, by and through her undersigned attorney,  
respectfully petitions this Court for leave to intervene as a party  
defendant in the above-captioned action pursuant to Pa.R.C.P. 2326, et  
seq., for the following reasons:

1. Petitioner is Margaret Fry, an adult individual residing at  
45 East Eleventh Street, Bloomsburg, Pennsylvania, 17815.

2. Plaintiff, First Columbia Bank and Trust Co., brought the  
above-captioned action against the Defendant, John J. Boyle, on or  
about October 6, 1992, seeking judgment against the Defendant in the  
sum of Sixteen Thousand Three Hundred Sixty-Nine and 98/100 Dollars  
(\$16,369.98), together with interest thereon pursuant to Defendant's  
alleged default of the terms, conditions and provisions of a Mortgage  
and Note executed by Defendant, said Mortgage and Note being held by  
Plaintiff.

3. Petitioner has a legal and/or equitable ownership interest  
in the premises upon which the Plaintiff seeks to foreclose which fact  
was known or should have been known to the Plaintiff at the time that  
the Plaintiff lent the funds secured by the Mortgage and Note to John  
J. Boyle, named Defendant in the within action.

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5. Plaintiff alleges that Defendant Boyle is in default of said Mortgage in that he allegedly has failed to make payments on the Mortgage since May of 1992.

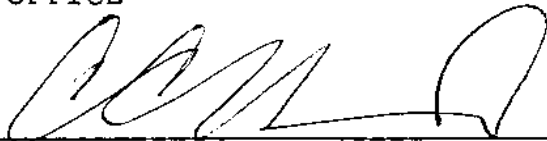
6. Petitioner filed a Complaint in Equity to Civil Number 874 of 1990 in the Court of Common Pleas of Columbia County, Pennsylvania, on November 9, 1992, seeking conveyance of the premises in question, from John J. Boyle. Subsequently the First Columbia Bank and Trust Company sought and was granted the right to Intervene in that action. Resolution of said action is still pending.

7. Petitioner has not delayed unduly in filing her petition for intervention.

8. If the Petition to Intervene is not granted, your Petitioner will lose important property rights.

WHEREFORE, Petitioner respectfully requests that this Court grant Petitioner leave to intervene as a party defendant in this action pursuant to Pa.R.C.P. 2326, et seq., and requests that this Court stay all proceedings filed to the within proceeding pending the disposition of this petition.

LAW OFFICE



---

C. Cleveland Hummel, Esquire  
Attorney for Petitioner  
3 East Fifth Street  
Bloomsburg, PA 17815  
(717) 784-7666  
Attorney I.D. #30007

VERIFICATION

I verify that the statments made in the foregoing Petition are true and correct. I understand that false statements herein are subject to the penalties of 18 Pa. C.S. §4904, relating to unsworn falsification to authorities.

  
MARGARET FRY

FIRST COLUMBIA BANK AND  
TRUST CO.,

Plaintiff

vs.

JOHN J. BOYLE,

Defendant

: IN THE COURT OF COMMON PLEAS  
: OF THE 26TH JUDICIAL DISTRICT  
: COLUMBIA COUNTY BRANCH, PA.

:

: NO. 1409 OF 1992

:

: CIVIL ACTION - LAW

:

CERTIFICATE OF SERVICE

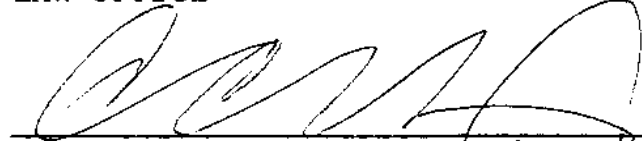
I, C. Cleveland Hummel, Esquire, do hereby certify that on this  
the 27th day of January, 1993, a true and correct copy of the  
foregoing Petition for Intervention was mailed, first-class mail,  
postage pre-paid to the following:

P. Jeffrey Hill, Esquire  
HILL & HILL  
16 West Main Street  
Bloomsburg, PA 17815

John J. Boyle  
422 East King Street  
Shippensburg, PA 17257

Jerry A. Weigle, Esquire  
MARK, WEIGLE AND PERKINS  
126 East King Street  
Shippensburg, PA 17257

LAW OFFICE



C. Cleveland Hummel, Esquire  
Attorney for Plaintiff  
3 East Fifth Street  
Bloomsburg, PA 17815  
(717) 784-7666  
Attorney I.D. #30007

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 399-5622

TELEGRAPH PHONE  
(717) 381-6300

April 23, 1993

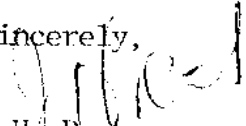
Mr. Michael Ireys, Esquire  
38 W 3rd St.,  
Bloomsburg, Pa. 17815

Dear Mr. Ireys:

Enclosed is CK#5565 in the amount of \$50.00, which represents payment for the Sheriff's Sale No. 55 of 1992 on John J. Boyle on April 22, 1993.

If you have any questions, please contact us.

Sincerely,

  
J.H. Dent  
Deputy Sheriff

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

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

24 HOUR TROOP  
(717) 784 6100

PHONE  
(717) 329 5622

April 23, 1993

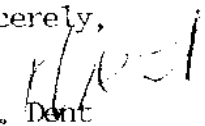
Press Enterprise, Inc.  
P.O. Box 745  
Bloomsburg, Pa. 17815

Dear Sir:

Enclosed is CK#5564 in the amount of \$241.58, which represents payment for the advertising of the Sheriffs Sale No. 55 of 1992 on John J. Boyle. The advertising was January 7, 14 and 21, 1993.

If you have any questions, please contact us.

Sincerely,

  
J.H. Dent  
Deputy Sheriff

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 339-5622

TELETYPE PHONE  
(717) 781-6300

April 23, 1993

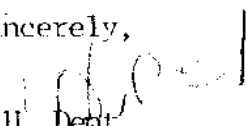
Mrs. Mary Ward, Tax Collector  
Bloomsburg Town Hall  
Bloomsburg, Pa. 17815

Dear Mrs. Ward:

Enclosed is CK#5567 in the amount of \$98.34, which represents payment for the Tax's owed on the John J. Boyle property sold at Sheriffs Sale on April 22, 1993.

If you have any questions, please contact us.

Sincerely,

  
J.H. Dent  
Deputy Sheriff



# LIEN CERTIFICATE

DATE January 22, 1993

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1992,

in Bloomsburg are as follows:

Owner or Reputed Owner: Boyle, John J.

Former Owner: Not In System

Parcel No. 05E-01-24

Description 45 East Eleventh St.  
Lot 183 7.11 Acres

YEAR	TOTAL
1990	\$ .00
1991	\$ .00
1992	\$311.40
TOTAL	\$311.40

*322.01*

The above figures represent the amount(s) due during the month of February 19 93

Requested by: Columbia County Sheriff's Dept.

Fee: \$5.00

*[Signature]*

COLUMBIA COUNTY TAX CLAIM BUREAU

*[Signature]*

Dennis Long  
Director

# SHERIFF'S SALE - COSTS SHEET

First Columbia Bank and Trust Co. VS. John J. Boyle

NO. 55 of 1992 E.D. NO. 1409 of 1992 J.D. DATE OF SALE Jan. 28, 1993 10:00 A.M.

DOCKET & LEVY	\$ 14.00
SERVICE	91.00
MAILING	25.36
ADVERTISING, SALE BILLS & NEWSPAPERS	9.00
POSTING HANDBILLS	14.00
MILEAGE	5.00
CRYING/ADJOURN OF SALE	7.00
SHERIFF'S DEED	10.00
DISTRIBUTION	9.00
OTHER <u>COPIES 18 AT \$3.00</u>	54.00

Cont. to Apr.  
22, 1993  
10:00 A.M.

TOTAL . . . . . \$ 238.36

PRESS-ENTERPRISE, INC.	\$ 241.58
HENRIE PRINTING	
SOLICITOR'S SERVICES	50.00

TOTAL . . . . . \$ 291.58

PROTHONOTARY:	LIENS LIST	\$	X
	DEED NOTARIZATION		
	OTHER		

TOTAL . . . . . \$

RECORDER OF DEEDS:	COPYWORK	\$	13.50
	DEED		
	OTHER		

TOTAL . . . . . \$ 13.50

REAL ESTATE TAXES:		\$	98.34
BOROUGH/TWP. & COUNTY TAXES, 19			
SCHOOL TAXES, DISTRICT			
DELINQUENT TAXES, 1992, 19, 19, 19			322.01

TOTAL . . . . . \$ 430.65

MUNICIPAL RENTS:		\$	X
SEWER - MUNICIPALITY			
WATER - MUNICIPALITY			

TOTAL . . . . . \$

SURCHARGE FEE: (STATE TREASURER) TOTAL . . . . . \$ 30.00

MISCELLANEOUS:	TAX CLAIM	\$	5.00
	DEPUTIZE CUMBERLAND CO		20.76

TOTAL . . . . . \$

TOTAL COSTS . . . . . \$ 1,126.65

SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

First Columbia Bank and Trust Co. VS John J. Boyle

NO. 55 of 1992 E.D. NO. 1409 of 1992 J.D.

DATE OF SALE: April 22, 1993 at 10:00 A.M.

BID PRICE ( INCLUDES COSTS )

\$ 1,025.55

POUNDAGE 2% BID PRICE

\$ 20.51

TRANSFER TAX 2% BID PRICE

\$ —

MISC. COSTS

\$ —

TOTAL NEEDED TO PURCHASE

\$ 1046.06

PURCHASER(S) : First Columbia Bank & Trust Co.

ADDRESS : 11 West Main St., P.O. Box 1000, Piquette, Mich.

NAME(S) ON DEED: Sharon J. Boyle

PURCHASER(S) SIGNATURE(S) : Sharon J. Boyle

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 1046.06

LESS DEPOSIT \$ 750.00

DOWN PAYMENT \$ —

AMOUNT DUE IN

EIGHT DAYS \$ 296.06

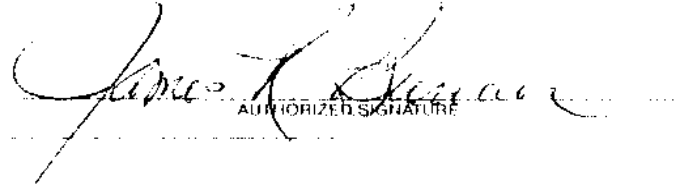
DATE April 23 19 93

PAY TO THE ORDER OF Sheriff Of Columbia County \*\*\*\*\* \$ 296.06

RE: John Boyle  
Sherrif Sale

F.C.S. 296.06  
& T.O. 296.06

**TREASURER'S CHECK**

  
AUTHORIZED SIGNATURE

⑆031305936⑆

0233380⑈

05

Parcel 5E, 1-24  
456 East 11th & 2nd

Assessed  
\$9,643  
marked value  
19,285

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 1992 E.D. ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE SHERIFF'S OFFICE, COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, COLUMBIA COUNTY, ON

THURSDAY JANUARY 28, 1993

10:00 A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

ALL THAT CERTAIN tract and lot of land situate on the North side of Eleventh Street in Waller's Addition to the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly side of Eleventh Street, intersection of Lot No. 181 and 183; thence North 24 degrees 20 minutes West, a distance of 125 feet to an alley; thence along said alley, north 65 degrees 40 minutes East, a distance of 40 feet to a stake corner; intersection of Lot No. 183 and No. 185; thence South 24 degrees 20 minutes East, a distance of 125 feet to a stake in the northerly line of Eleventh Street; thence along Eleventh Street, south 65 degrees 40 minutes West, a distance of 40 feet to the line of Lot No. 181, the place of BEGINNING. BEING LOT NO. 183 in the Waller-Naldrett Addition to the Town of Bloomsburg, as shown on the map or plot of said Addition duly recorded in the Recorder's Office in Bloomsburg, Pennsylvania, in Map Book No. 1, pages 126 and 127.

IT BEING the same premises transferred and conveyed by Lillian Eck, Widow, and Madeline Erdman, by subsequent marriage Madeline Hippenstiel, now divorced, by their deed dated March 17, 1975 and recorded in Columbia County Deed Book 271 at page 34 unto Madeline Hippenstiel, Single, and being the grantor herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, not later than thirty (30) days after the sale, 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 in execution at the suit of First Columbia Bank and Trust Co.  
Vs John J. Boyle.

TERMS OF SALE: Ten percent (10%) cash or certified check at 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

P. Jeffrey Hill, Esquire  
HILL & HILL  
Attorney for Plaintiff

FIRST COLUMBIA BANK  
AND TRUST CO.  
PLAINTIFF

VS

JOHN J. BOYLE,  
DEFENDANT

: IN THE COURT OF COMMON PLEAS OF  
: THE 26TH JUDICIAL DISTRICT OF PA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION - LAW  
:  
: NO. 1409 OF 1992  
:  
:

**NOTICE OF SALE OF REAL PROPERTY**

By virtue of a Writ of Execution No. 55 of 1992,  
issued out of the Court of Common Pleas of Columbia County, Civil  
Division, to be directed, there will be exposed to public sale,  
by vendue or outcry to the highest and best bidders, for cash, in  
a Court Room to be announced, Columbia County Court House,  
Bloomsburg, Pennsylvania, on JANUARY 28, 1993,  
at 10:00 o'clock, 9.M. in the forenoon of  
said day, all the right, title, and interest of the Defendants in  
and to:

ALL THAT CERTAIN tract and lot of land situate on the  
North side of Eleventh Street in Waller's Addition to  
the Town of Bloomsburg, Columbia county, Pennsylvania,  
bounded and described as follows:

BEGINNING at a point on the northerly side of Eleventh  
Street, intersection of Lot No. 181 and 183; thence  
North 24 degrees 20 minutes West, a distance of 125  
feet to an alley; thence along said alley, north 65  
degrees 40 minutes East, a distance of 40 feet to a  
stake corner; intersection of Lot No. 183 and No. 185;  
thence South 24 degrees 20 minutes East, a distance of  
125 feet to a stake in the northerly line of Eleventh  
Street; thence along Eleventh Street, south 65 degrees  
40 minutes West, a distance of 40 feet to the line of  
Lot No. 181, the place of BEGINNING. BEING LOT NO. 183  
in the Waller-Naldrett Addition to the Town of  
Bloomsburg, as shown on the map or plot of said  
Addition duly recorded in the Recorder's Office in  
Bloomsburg, Pennsylvania, in Map Book No. 1, pages 126  
and 127.

IT BEING the same premises transferred and conveyed by Lillian Eck, Widow, and madeline Erdman, by subsequent marriage Madeline Hippenstiel, now divorced, by their deed dated March 17, 1975 and recorded in Columbia County Deed Book 271 at page 34 unto Madeline Hipelstiel, Single, and being the grantor herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will, not later than thirty (30) days after the sale, 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 the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of First Columbia Bank & Trust Co. vs. John J. Boyle, and will be sold by:

---

Sheriff of Columbia County

P. Jeffrey Hill, Esquire  
HILL & HILL  
16 W. Main Street  
Bloomsburg, PA 17815  
(717) 389-0663  
Attorney I.D. # 30004

FIRST COLUMBIA BANK  
AND TRUST CO.  
PLAINTIFF

VS

JOHN J. BOYLE,  
DEFENDANT

: IN THE COURT OF COMMON PLEAS OF  
: THE 26TH JUDICIAL DISTRICT OF PA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION - LAW  
:  
: NO. 1409 OF 1992  
:  
:

**SHERIFF'S SALE**

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 1992 ISSUED  
OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME  
DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR  
OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S  
OFFICE, COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

JANUARY 28, 1993

AT 10:00 O'CLOCK, 17 .M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND  
INTEREST OF THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN tract and lot of land situate on the  
North side of Eleventh Street in Waller's Addition to  
the Town of Bloomsburg, Columbia county, Pennsylvania,  
bounded and described as follows:

BEGINNING at a point on the northerly side of Eleventh  
Street, intersection of Lot No. 181 and 183; thence  
North 24 degrees 20 minutes West, a distance of 125  
feet to an alley; thence along said alley, north 65  
degrees 40 minutes East, a distance of 40 feet to a  
stake corner; intersection of Lot No. 183 and No. 185;  
thence South 24 degrees 20 minutes East, a distance of  
125 feet to a stake in the northerly line of Eleventh  
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40 minutes West, a distance of 40 feet to the line of  
Lot No. 181, the place of BEGINNING. BEING LOT NO. 183  
in the Waller-Naldrett Addition to the Town of  
Bloomsburg, as shown on the map or plot of said  
Addition duly recorded in the Recorder's Office in



Bloomsburg, Pennsylvania, in Map Book No. 1, pages 126 and 127.

IT BEING the same premises transferred and conveyed by Lillian Eck, Widow, and madeline Erdman, by subsequent marriage Madeline Hippenstiel, now divorced, by their deed dated March 17, 1975 and recorded in Columbia County Deed Book 271 at page 34 unto Madeline Hipelstiel, Single, and being the grantor herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, not later than thirty (30) days after the sale, 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 in execution at the suit of First Columbia Bank and Trust Co. vs. John J. Boyle.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale. Balance cash or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:

---

SHERIFF OF COLUMBIA COUNTY

P. Jeffrey Hill, Esquire  
HILL & HILL  
16 West Main Street  
Bloomsburg, PA 17815  
(717) 389-0663  
Attorney's I.D. No. 30004

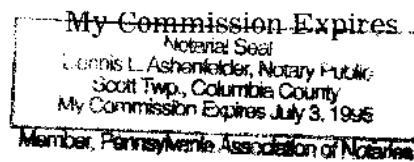
STATE OF PENNSYLVANIA }  
COUNTY OF COLUMBIA } SS:

Larraine Kreischer, Publisher's Assistant, being duly sworn according to law deposes and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily (except Sundays and Legal Holidays) continuously in said Town, County and State since the date of its establishment; that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on January 7, 14, 21, 1993, exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press-Enterprise are interested in the subject matter of said notice and advertisement, and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

*Larraine M. Kreischer*

Sworn and subscribed to before me this 25th day of January, 1993.

*Re O Oelfe*  
(Notary Public)



And now, 19 , I hereby certify that the advertising and publication charges amounting to \$ for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

# LIEN CERTIFICATE

DATE January 22, 1993

This is to certify that according to our records, the tax liens in the Tax Claim Bureau against the property listed below, as of December 31, 1992, in Bloomsburg are as follows:

Owner or Reputed Owner: Boyle, John J.

Former Owner: Not In System

Parcel No. 05E-01-24

Description 45 East Eleventh St.  
Lot 183 / .11 Acres

YEAR	TOTAL
1990	\$ .00
1991	\$ .00
1992	\$311.40
TOTAL	\$311.40 <i>522.01</i>

The above figures represent the amount(s) due during the month of May February 1993

Requested by: Columbia County Sheriff's Dept.

Fee: \$5.00

COLUMBIA COUNTY TAX CLAIM BUREAU

*Dennis Long*

Dennis Long  
Director

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

701015  
07171 781 6000

25 DEC 28 1992  
07171 781 6000

Mr. P. Jeffrey Hill, Esquire  
16 West Main Street  
Bloomsburg, Pa. 17815

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

VS. 55 of 1992 E.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Thursday December 24, 1992 POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF John J. Boyle at 45 East Eleventh Street, Bloomsburg, Pa. 17815  
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 Court House  
Lobby and Sheriffs Office by  
Dep. Dent

SO ANSWERS:

J.H. Dent  
DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN AND SUBSCRIBED BEFORE ME  
THIS 24<sup>th</sup>

DAY OF December, 19 92

Lane B. Kline  
LANE B. KLINE, PROTHONOTARY OF  
COLUMBIA COUNTY

I PROTHONOTARY OF COLUMBIA COUNTY  
MY COMM. EX. EXPIRES JAN. 1996

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  
FAX (717) 784-0257

First Columbia Bank and Trust Co.

PLAINTIFF

vs.

John J. Boyle

DEFENDANT

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 1409 CD Term, 19 92

WRIT Mortgage Foreclosure

ISSUED November 13, 1992

NOW, Wednesday December 2, 19 92, I, Harry A. Roadarmel, Jr.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Cumberland County  
Honorable R. Thomas Kline

County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is John J. Boyle of 422 E. King Street, Shippensburg, Pa. 17257

Enclosed is CK#4926 for \$50.00  
Advanced Cost

Hon. Harry A. Roadarmel, Jr.  
Sheriff, Columbia County, Pennsylvania

AFFIDAVIT OF SERVICE

NOW, December 7, 19 92 at 1:40 P M, served the  
Writ of execution Notice Sheriff's sale and Notice of Sale of Real Property upon John J. Boyle

at 422 E. King Street, Shippensburg, Cumberland Co., Pa. by handing to

John J. Boyle a true and attested copy of the

original Writ & Notice and made known to him the contents thereof.

Cumberland Co. Sheriff's Costs \$26.76 Pd. by Atty. 12-8-92

Sworn and Subscribed before me

So Answers,

This 8th

day of December 19 92

Sheriff

Notary Public

BY:

Deputy Sheriff

19, 1, See return endorsed hereon by Sheriff of  
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

1. ☐ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:

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

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991 \* U.S.G.P.O. : 1992-307-530

DOMESTIC RETURN RECEIPT

PS Form 3811, December 1991 \* U.S.G.P.O. : 1992-307-530

DOMESTIC RETURN RECEIPT

1. ☐ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number  
P 617 182 875

4b. Service Type  
☐ Registered  
☐ Insured  
☒ Certified  
☐ COD  
☐ Return Receipt for Merchandise

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

6. Signature (Agent)

PS Form 3811, December 1991 \* U.S.G.P.O. : 1992-307-530

DOMESTIC RETURN RECEIPT

DOMESTIC RETURN RECEIPT

1. ☐ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:

Office of F.A.T.R.  
Department of Public Welfare  
P.O. Box 3016  
Harrisburg, Pa. 17105

5. Signature (Addressee)

6. Signature (Agent)

PS Form 3811, December 1991 \* U.S.G.P.O. : 1992-307-530

DOMESTIC RETURN RECEIPT

1. ☐ Addressee's Address  
2. ☐ Restricted Delivery  
Consult postmaster for fee.

4a. Article Number  
P 617 182 876

4b. Service Type  
☐ Registered  
☐ Insured  
☒ Certified  
☐ COD  
☐ Return Receipt for Merchandise

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

6. Signature (Agent)

PS Form 3811, December 1991 \* U.S.G.P.O. : 1992-307-530

DOMESTIC RETURN RECEIPT

Is your RETURN ADDRESS completed on the reverse side?

Is your RETURN ADDRESS completed on the reverse side?

Is your RETURN ADDRESS completed on the reverse side?

SENDER:  
• Complete items 1 and 2 for additional services.  
• Complete items 3, a & b.  
• Print your name and address on the reverse of this form so that we can return this card to you.  
• Attach this form to the front of the mailpiece, or on the back if space does not permit.  
• Write "Return Receipt Requested" on the mailpiece below the article number.  
• The Return Receipt will show to whom the article was delivered and the date delivered.

SENDER:  
• Complete items 1 and 2 for additional services.  
• Complete items 3, a & b.  
• Print your name and address on the reverse of this form so that we can return this card to you.  
• Attach this form to the front of the mailpiece, or on the back if space does not permit.  
• Write "Return Receipt Requested" on the mailpiece below the article number.  
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SENDER:  
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• Complete items 3, a & b.  
• Print your name and address on the reverse of this form so that we can return this card to you.  
• Attach this form to the front of the mailpiece, or on the back if space does not permit.  
• Write "Return Receipt Requested" on the mailpiece below the article number.  
• The Return Receipt will show to whom the article was delivered and the date delivered.

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

3. Article Addressed to:  
Margaret Fry  
45 E. 11th Street  
Bloomsburg, Pa. 17815

3. Article Addressed to:  
Mary F. Ward, Tax Collector  
Town of Bloomsburg  
Town Hall  
Bloomsburg, Pa. 17815

4a. Article Number  
P 617 182 877

4a. Article Number  
P 617 182 871

4a. Article Number  
P 617 182 878

4b. Service Type  
☐ Registered  
☐ Insured  
☒ Certified  
☐ COD  
☐ Return Receipt for Merchandise

4b. Service Type  
☐ Registered  
☐ Insured  
☒ Certified  
☐ COD  
☐ Return Receipt for Merchandise

4b. Service Type  
☐ Registered  
☐ Insured  
☒ Certified  
☐ COD  
☐ Return Receipt for Merchandise

5. Signature (Addressee)  
6. Signature (Agent)  
8. Addressee's Address (Only if requested and fee is paid)

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6. Signature (Agent)  
8. Addressee's Address (Only if requested and fee is paid)

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6. Signature (Agent)  
8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee)  
6. Signature (Agent)  
8. Addressee's Address (Only if requested and fee is paid)

7. Date of Delivery  
4b. Service Type  
☐ Registered  
☐ Insured  
☒ Certified  
☐ COD  
☐ Return Receipt for Merchandise

7. Date of Delivery  
4b. Service Type  
☐ Registered  
☐ Insured  
☒ Certified  
☐ COD  
☐ Return Receipt for Merchandise

7. Date of Delivery  
4b. Service Type  
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☐ Insured  
☒ Certified  
☐ COD  
☐ Return Receipt for Merchandise

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☐ Insured  
☒ Certified  
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☐ Return Receipt for Merchandise

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Consult postmaster for fee.

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Consult postmaster for fee.

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2. ☐ Restricted Delivery  
Consult postmaster for fee.

PS Form 3811, December 1991 \* U.S.G.P.O. : 1992-307-530

PS Form 3811, December 1991 \* U.S.G.P.O. : 1992-307-530

PS Form 3811, December 1991 \* U.S.G.P.O. : 1992-307-530

PS Form 3811, December 1991 \* U.S.G.P.O. : 1992-307-530

DOMESTIC RETURN RECEIPT

DOMESTIC RETURN RECEIPT

DOMESTIC RETURN RECEIPT

DOMESTIC RETURN RECEIPT



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

Phone  
(717) 281-1900

TELETYPE  
(717) 281-6100

Mr. P. Jeffrey Hill, Esquire  
16 West Main Street  
Bloomsburg, Pa. 17815

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

NO. 55 of 1992

WRIT OF EXECUTION- MORTGAGE FORECLOSURE

SERVICE ON Margaret Fry

ON Wednesday December 2, 1992 At 9:11 A.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  
Margaret Fry, At 45 East Eleventh Street, Bloomsburg  
Pa. 17815 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  
David Fry-son of the Occupant and adult in charge

SO ANSWERS

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME  
THIS 18<sup>th</sup>

DAY OF December 1992

Larnie B. Kline

LARNIE B. KLINE, PROTHONOTARY  
OF COLUMBIA COUNTY

SHERIFF



CUMBERLAND COUNTY SHERIFF

00464

COURT HOUSE  
CARLISLE, PA. 17013

December 8, 1992

60 472  
313

PAY

CUMBERLAND CO. SHERIFF 23dols24cts

\$ 23.24

TO THE ORDER OF

Hon. Harry A. Roadarmel Jr.  
Sheriff of Columbia Co.  
P.O. Box 380  
Bloomsburg, Pa. 17815

NOT VALID AFTER 90 DAYS

*Quincy S. Olam*  
SIGNATURE

⑈000464⑈ ⑈031304720⑈ ⑈30020374⑈

# FOR COLUMBIA COUNTY

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
General Fund	9643	3.220	30.43		31.05	34.16
Sinking Fund		.250	2.36		2.41	2.65
Town R.E.		4.234	40.01		40.83	44.91
Fire		.423	4.00		4.08	4.49
Debt Service		.846	8.00		8.16	8.98
Local Library		.070	.67		.68	.75
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE						
<b>PAY THIS AMOUNT</b>				APR 30 OR BEFORE	JUNE 30 OR BEFORE	JUNE 30 AFTER
TYPE: RT PROPERTY DESCRIPTION CNTY TOWN				This Tax Returned To Courthouse On: JANUARY 25, 1993		
ACCT NO. 07322 Discount 2% 2%						
PARCEL 05E, 01--024-00, 000 Penalty 10% 10%						
45 E 11TH ST LOT 183						
.11 acres LAND 3,500						
BUILDINGS 6,143						
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT				REC'D BY		
TOTAL ASSESSED				9,643		

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

MARY F WARD  
301 East Main Street, Town Hall  
Bloomsburg, Pa 17815

HOURS Weekdays 9 am - 4:30 pm  
Closed Wednesdays at Noon  
Closed Noon to 1:00 pm Nov 23 to  
PHONE (717) 784-1581 March 1

BOYLE, JOHN  
422 EAST KING STREET  
SHIPPENSBURG PA 17257

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

## TAX NOTICE 1992 REAL ESTATE BLOOMSBURG

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
SCHOOL R.E.	9643	18.690	176.63		180.23	198.25
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE						
<b>PAY THIS AMOUNT</b>				APR 30 OR BEFORE	JUNE 30 OR BEFORE	JUNE 30 AFTER
PENALTY A PROPERTY DESCRIPTION				THIS TAX RETURNED TO COURT HOUSE: JANUARY 22, 1993		
SCHOOL 10% ACCT NO 07322						
PARCEL 05E, 01--024-00, 000						
45 E 11TH ST LOT 183						
.11 ACRES 3,500						
BUILDINGS 6,143						
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT				REC'D BY		
TOTAL				9,643		

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

MARY F. WARD  
TOWN HALL 301 E MAIN ST  
BLOOMSBURG, PA. 17815

HOURS WEEKDAYS 9 AM TO 4:30 PM  
CLOSED WED AT NOON. CLOSED  
12 TO 1PM NOV 23RD TO MAR 1  
PHONE 717-784-1581

BOYLE, JOHN  
422 EAST KING STREET  
SHIPPENSBURG, PA 17257

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

At date of tax  
What taxes will  
be paid  
This amount  
be returned  
to court house  
Jan 22, 1993

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17014

PHONE  
(717) 284-1441

TELETYPE  
(717) 284-6300

Date: December 2, 1992

To: Mary F. Ward, Tax Collector  
Town of Bloomsburg  
Town Hall  
Bloomsburg, Pa., 17815

Re: First Columbia Bank and Trust vs. John J. Boyle  
Company  
No: 55 of 1992 ID No: 1409 of 1992 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

**HILL & HILL**  
Attorneys At Law  
16 West Main Street  
Bloomsburg, PA 17815

P. JEFFREY HILL  
SUSAN M. HILL

TELEPHONE  
(717)389-0663  
FAX  
(717)389-8027

November 16, 1992

Jim Dent, Deputy Sheriff  
Columbia County Courthouse  
Bloomsburg, PA 17815

Re: First Columbia v. Boyle, 1409-1992

Dear Jim:

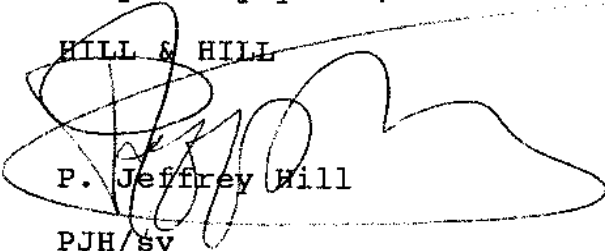
Please serve the reinstated Complaint in the above-referenced matter upon the following individual:

Margaret Fry  
45 East Eleventh Street  
Bloomsburg, PA 17815

Thank you for your cooperation. If you have any questions, please do not hesitate to contact me.

Very truly yours,

~~HILL & HILL~~



P. Jeffrey Hill

PJH/sy

Enclosure

FIRST COLUMBIA BANK  
AND TRUST CO.  
PLAINTIFF

VS

JOHN J. BOYLE,  
DEFENDANT

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

:  
: NO. 1409 OF 1992

:  
: 55 of 92 ED

### 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 LEGAL RIGHTS TO PREVENT YOUR PROPERTY FROM BEING TAKEN. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY OF THESE RIGHTS. IF YOU WISH TO EXERCISE YOUR RIGHTS, YOU MUST ACT PROMPTLY.

THE LAW PROVIDES THAT YOU MAY HAVE THE RIGHT TO PREVENT OR DELAY THE SHERIFF'S SALE BY FILING, BEFORE THE 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, THE RIGHT TO HAVE THE JUDGMENT OPENED IF YOU PROMPTLY FILE A PETITION WITH THE COURT ALLEGING A VALID DEFENSE AND A REASONABLE EXCUSE FOR FAILING TO FILE THE DEFENSE ON TIME. IF THE JUDGMENT IS OPENED, THE SHERIFF'S SALE WOULD ORDINARILY BE DELAYED PENDING A TRIAL OF THE ISSUE OR WHETHER THE PLAINTIFF HAS A VALID CLAIM TO FORECLOSURE 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) DAY AFTER SERVICE OR IN CERTAIN OTHER EVENTS. TO EXERCISE THIS RIGHT YOU 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 OR CANNOT AFFORD A LAWYER, GO TO OR TELEPHONE THE  
OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Joseph Blass, Court Administrator  
Columbia County Courthouse  
Bloomsburg, PA 17815  
(717) 389-5667

FIRST COLUMBIA BANK  
AND TRUST CO.  
PLAINTIFF

VS

JOHN J. BOYLE,  
DEFENDANT

: IN THE COURT OF COMMON PLEAS OF  
: THE 26TH JUDICIAL DISTRICT OF PA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION - LAW  
:  
: NO. 1409 OF 1992  
: 55 of 92 ED  
:

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

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF COLUMBIA :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest, and costs in the above captioned matter you are directed to levy upon and to sell the following described property: (see attached description.)

a. Principal indebtedness:	\$14273.70
b. Unpaid interest from 5/27, 1992 to 11/12, 1992, at \$4.81814 per day:	\$ 814.27
c. Late charges to date:	\$ 36.96
d. Attorney's commission of 10% of principal indebtedness	\$ 1427.37
<b>TOTAL</b>	<b>\$16552.30</b>

Plus costs.

Jane B. Kline ABR  
Prothonotary, Court of Common  
Pleas of Columbia County, Pennsylvania

DATED: Nov 13, 1992 BY: Annette B. Runge  
Deputy

Protn 50.50 pd  
Protn 9.00 pd  
Writ 15.00 pd  
Sat. 5.00

FIRST COLUMBIA BANK  
AND TRUST CO.  
PLAINTIFF

VS

JOHN J. BOYLE,  
DEFENDANT

: IN THE COURT OF COMMON PLEAS OF  
: THE 26TH JUDICIAL DISTRICT OF PA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION - LAW  
:  
: NO. 1409 OF 1992  
:  
:

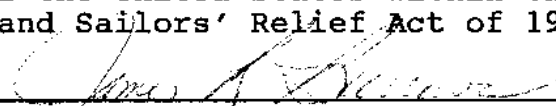
**AFFIDAVIT OF WHEREABOUTS AND NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA

:  
: SS.  
:

COUNTY OF COLUMBIA

James R. Burrows, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his/her own personal knowledge, and therefore avers that John J. Boyle, Defendant, at the time that judgment was entered, the Defendant's place of residence was 422 E. King Street, Shippensburg, PA 17257, and that he did, investigate the status of said Defendant, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally. And your affiant avers that Defendant is not now, nor was he within a period of three (3) 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.

  
James R. Burrows,  
Assistant Treasurer  
First Columbia Bank & Trust Co.

Sworn to and Subscribed  
before me this 12th  
day of November, 1992.

  
NOTARY PUBLIC

My Commission Expires: 4/25/94

NOTARIAL SEAL  
STEVEN J. YEAGLEY, NOTARY PUBLIC  
CARLISLE BORO, COCKERLAND COUNTY  
MY COMMISSION EXPIRES APRIL 25, 1994



FIRST COLUMBIA BANK  
AND TRUST CO.  
PLAINTIFF

VS

JOHN J. BOYLE,  
DEFENDANT

: IN THE COURT OF COMMON PLEAS OF  
: THE 26TH JUDICIAL DISTRICT OF PA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION - LAW  
:  
: NO. 1409 OF 1992  
:  
:

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA

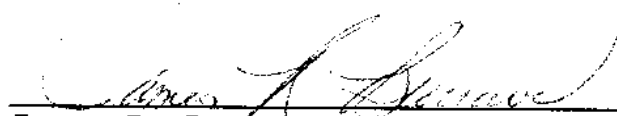
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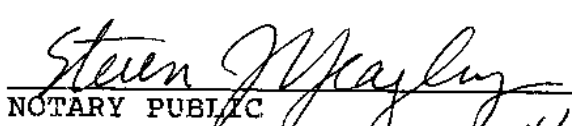
COUNTY OF COLUMBIA

:

I, James R. Burrows, being duly sworn according to law, depose and say that I did, investigate the status of John J. Boyle, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that he is not now, nor was he within a period of three (3) 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.

  
James R. Burrows,  
Assistant Treasurer  
First Columbia Bank & Trust Co.

SWORN to and SUBSCRIBED  
before me this 12th  
day of November, 1992.

  
NOTARY PUBLIC

My Commission Expires: 4/25/94

NOTARIAL SEAL  
STEVEN J. YEAGLEY, NOTARY PUBLIC  
CARLISLE BORO. CUMBERLAND COUNTY  
MY COMMISSION EXPIRES APRIL 25, 1994

FIRST COLUMBIA BANK	:	IN THE COURT OF COMMON PLEAS OF
AND TRUST CO.	:	THE 26TH JUDICIAL DISTRICT OF PA
PLAINTIFF	:	COLUMBIA COUNTY BRANCH
	:	CIVIL ACTION - LAW
VS	:	
	:	NO. 1409 OF 1992
JOHN J. BOYLE,	:	
DEFENDANT	:	

**AFFIDAVIT PURSUANT TO PA.R.C.P. 3129.1**

I, P. Jeffrey Hill, Esquire, Attorney for Plaintiff in the above-captioned matter, set forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at 45 E. 11th Street, Bloomsburg, PA 17815:

(see attached description)

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

John J. Boyle  
422 E. King Street  
Shippensburg, PA 17257

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

John J. Boyle  
422 E. King Street  
Shippensburg, PA 17257

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

First Columbia Bank and Trust Co.  
P.O. Box 240  
Bloomsburg, PA 17815

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

First Columbia Bank and Trust Co.  
P.O. Box 240  
Bloomsburg, PA 17815

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

Columbia County Tax Claims Office  
Columbia County Courthouse  
Bloomsburg, PA 17815

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:

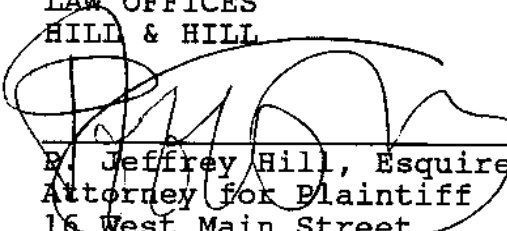
Margaret Fry  
45 E. 11th Street  
Bloomsburg, PA 17815

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

None.

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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.

LAW OFFICES  
HILL & HILL

  
B. Jeffrey Hill, Esquire  
Attorney for Plaintiff  
16 West Main Street  
Bloomsburg, PA 17815  
(717) 389-0663

Dated: 11/12/92

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  
FAX (717) 784-0257

First Columbia Bank and Trust Co.

PLAINTIFF

vs

John J. Boyle

DEFENDANT

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 1409 CD Term, 19 92

WRIT Mortgage Foreclosure

ISSUED November 13, 1992

NOW, Wednesday December 2,

19 92

Harry A. Roadarmel, Jr.,

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Cumberland County

Honorable R. Thomas Kline

County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is John J. Boyle of 422 E. King Street, Shippensburg, Pa. 17257

Enclosed is CK#4926 for \$50.00  
Advanced Cost

*Wm. Harry A. Roadarmel, Jr.*  
Sheriff, Columbia County, Pennsylvania

AFFIDAVIT OF SERVICE

NOW, 19 , at o'clock M, served the  
within upon  
at by handing to  
a true and attested copy of the  
original and made known to the contents thereof.

Sworn and Subscribed before me

So Answers,

this

day of

19

Notary Public

BY:

Deputy Sheriff

19, See return endorsed hereon by Sheriff of  
County, Pennsylvania, and made a part of this return

So Answers,

Sheriff

Deputy Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 784 1991

TELETYPE PHONE  
(717) 784 6100

PRESS/ENTERPRISE  
Lackawanna Avenue  
Bloomsburg, PA 17815

Date: December 2, 1992

Re: Sheriff's Sale Advertising Dates

First Columbia Bank and vs. John J. Boyle  
Trust Company  
No. 55 of 1992 FD No. 1409 of 1992 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week January 7, 1993  
2nd week January 14, 1993  
3rd week January 21, 1993

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff

HARRY A. ROADARMET, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
SHIPPENSBURG, PA 17257

PHONE  
(717) 281-1331

24 HOUR OFFICE  
(717) 281-6100

Date: December 2, 1992

To: John J. Boyle  
422 E. King Street  
Shippensburg, Pa. 17257

Re: First Columbia Bank and Trust Co. vs. John J. Boyle  
Company  
No: 55 of 1992 FD No: 1409 of 1992 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. Roadarmet, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEI, JR.



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

PHONE  
(717) 384-1331

TELETYPE  
(717) 384-6100

Date: December 2, 1992

To: Margaret Fry  
45 E. 11th St.,  
Bloomsburg, Pa. 17815

Re: First Columbia Bank and Trust VS. John J. Boyle  
Company  
No: 55 of 1992 ID No: 1409 of 1992 JM

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. RoadarmeI, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COUNTY HOUSE - P. O. BOX 380  
HARRISBURG, PA. 17104

PHONE  
(717) 281-1400

TELETYPE  
(717) 281-6100

Date: December 2, 1992

To: Stephen Brandwene  
Deputy Attorney General  
Collections Unit  
Fourth and Walnut Sts.  
Harrisburg, Pa. 17120

Re: First Columbia Bank and Trust Co. vs. John J. Boyle

No: 55 of 1992 ID No: 1409 of 1992 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. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

COUNTY HOUSE - P. O. BOX 300  
HARRISBURG, PA 17104

PHONE  
(717) 201-1201

TELETYPE  
(717) 201-6100

Date: December 2, 1992

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

Re: First Columbia Bank and Trust Co., John J. Boyle

No: 55 of 1992 ID No: 1409 of 1992 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  
COUNT HOUSE - P. O. BOX 380  
MECHANICSBURG, PA 17054

ENCLOSURE  
12/02/92

12/02/92  
12/02/92

Date: December 2, 1992

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

Re: First Columbia Bank and Trust Co., John J. Boyle

No: 55 of 1992 to No: 1409 of 1992

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 and list of recorded lien holders

Respectfully,

Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMET, JR.



SHERIFF OF COLUMBIA COUNTY

COUNTY HOUSE - P. O. BOX 300  
HEDDYSBURG, PA. 17034

FD-350 (Rev. 1-1-77)

FD-350 (Rev. 1-1-77)

Date: December 2, 1992

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

Re: First Columbia Bank and Trust Co. vs. John J. Boyle

No: 55 of 1992 ID No: 1409 of 1992 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. Roadarmet, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
HARRISBURG, PA 17104

700000  
001104 1992

700000  
001104 1992

Date: December 2, 1992

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

Re: First Columbia Bank and Trust Co. vs. John J. Boyle

No: 55 of 1992 ID No: 1409 of 1992 ID

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. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 288-1999

TELETYPE  
(717) 288-6000

Date: December 2, 1992

To: Mary F. Ward, Tax Collector  
Town of Bloomsburg  
Town Hall  
Bloomsburg, Pa. 17815

Re: First Columbia Bank and Trust Company vs. John J. Boyle  
No: 55 of 1992 ID No: 1409 of 1992 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. Roadarmet, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEI, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17814

STANDARD  
0171 284 6100

STANDARD  
0171 284 6100

Date: December 2, 1992

To: Bloomsburg Town Municipal Authority  
Fort McClure Blvd  
Bloomsburg, Pa. 17815

Re: First Columbia Bank and Trust Co. vs. John J. Boyle

No: 55 of 1992 ID No: 1409 of 1992 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,

Note: Please send the Sheriffs Office any unpaid bills on this property.

Harry A. RoadarmeI, Jr.  
Sheriff of Columbia County



319041

60-593  
313

DATE November 12, 1992

PAY TO THE ORDER OF \*\*\*\*\* Sheriff of Columbia County \*\*\*\*\* \$ 750.00

RE: John Boyle

F.C.B. 750.00  
& T.C.B. 750.00

**TREASURER'S CHECK**

  
AUTHORIZED SIGNATURE

⑆031305936⑆

0233380⑈

05

SHERIFF'S SALE

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 1992 E.D. ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE SHERIFF'S OFFICE, COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, COLUMBIA COUNTY, ON

THURSDAY JANUARY 28, 1993

10:00 A.M.

---

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES, OR PARCELS OF LAND:

ALL THAT CERTAIN tract and lot of land situate on the North side of Eleventh Street in Waller's Addition to the Town of Bloomsburg, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly side of Eleventh Street, intersection of Lot No. 181 and 183; thence North 24 degrees 20 minutes West, a distance of 125 feet to an alley; thence along said alley, north 65 degrees 40 minutes East, a distance of 40 feet to a stake corner; intersection of Lot No. 183 and No. 185; thence South 24 degrees 20 minutes East, a distance of 125 feet to a stake in the northerly line of Eleventh Street; thence along Eleventh Street, south 65 degrees 40 minutes West, a distance of 40 feet to the line of Lot No. 181, the place of BEGINNING. BEING LOT NO. 183 in the Waller-Naldrett Addition to the Town of Bloomsburg, as shown on the map or plot of said Addition duly recorded in the Recorder's Office in Bloomsburg, Pennsylvania, in Map Book No. 1, pages 126 and 127.

IT BEING the same premises transferred and conveyed by Lillian Eck, Widow, and Madeline Erdman, by subsequent marriage Madeline Hippenstiel, now divorced, by their deed dated March 17, 1975 and recorded in Columbia County Deed Book 271 at page 34 unto Madeline Hippenstiel, Single, and being the grantor herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, not later than thirty (30) days after the sale, 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 in execution at the suit of First Columbia Bank and Trust Co.  
Vs John J. Boyle.

TERMS OF SALE: Ten percent (10%) cash or certified check at 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

P. Jeffrey Hill, Esquire  
HILL & HILL  
Attorney for Plaintiff