

**COLUMBIA COUNTY TAX CLAIM BUREAU
LIEN CERTIFICATE**

Date 9/1/93, 19

OWNER OR REPUTED OWNER

Kleeman, Gail Frederick & Mullins, Eileen M.
Owner since 5/92
Former Owner Steemback, John W. & Robyn

DESCRIPTION OF PROPERTY

2.33 Ac.

PARCEL NUMBER

27-2-7-2

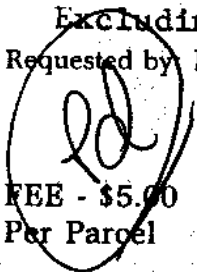
IN Orange Township

Township
Borough
City

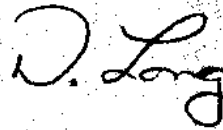
This is to certify that, according to our records, there are no unpaid Taxes on
the above mentioned property as of December 31, 1992.

Excluding Interim Tax Billings

Requested by Harry A. Roadarmel, Jr., Sheriff


FEE - \$5.00
Per Parcel

COLUMBIA COUNTY TAX CLAIM BUREAU



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6300


Mr. Richard J. Roberts, Jr. Esquire
29 East Independence Street
Post Office Box 518
Shamokin, Pennsylvania 17872-0518

Dear Mr. Roberts:

Enclosed is CK#6262 in the amount of \$54,721.64, which represents payment from the Sheriffs Sale No. 55 of 1993 against Kleeman.

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

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 781-6300

November 1, 1993

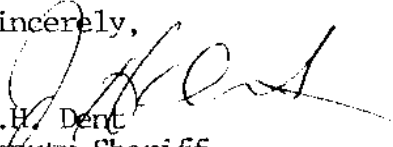
Press Enterprise, Inc.
P.O. Box 745
Bloomsburg, Pa. 17815

Dear Sir:

Enclosed is CK#6255 in the amount of \$345.62, which represents payment for the advertising of the Sheriffs Sale No. 55 of 1993 against Kleeman.

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 380
BLOOMSBURG, PA 17815

PHONE
(717) 329-5622

24 HOUR PHONE
(717) 784-6300

November 1, 1993

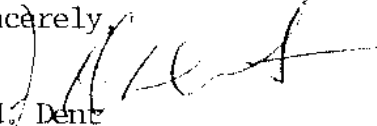
Mr. Michael Ireys, Esquire
38 W. 3rd St.,
Bloomsburg, Pa. 17815

Dear Mickey:

Enclosed is CK#6256 in the amount of \$50.00, which represents payment for the legal work for the Sheriffs Sale No.55 of 1993 on Kleeman.

If you have any questions, please contact us.

Sincerely,


J.H. Dent
Deputy Sheriff

HARRY A. ROADARMU, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 398
HARRISBURG, PA 17107

11/1/93
11/1/93

11/1/93
11/1/93

November 1, 1993

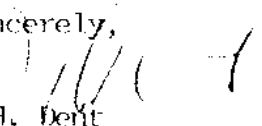
Mr. Robert Edwards
Orange Township Tax Collector
RR#2 Box 38-C
Orangeville, Pa. 17859

Dear Sir:

Enclosed is CK#6259 in the amount of \$285.01, which represents payment of the
owed Tax's on the Kleeman property sold at Sheriffs Sale.

If you have any questions, please contact us.

Sincerely,


J.H. Dent
Deputy Sheriff

SHERIFF'S SALE

Distribution Sheet

Guaranty Bank, N.A. vs. Gail Frederick Kleeman & Eileen M. Millins
NO. 1169 of 1993 JD DATE OF SALE: Thursday October 21, 1993 10:30A.
NO. 55 of 1993 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) October 21, 1993 and (time) 10:30 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 Charles F. Kleeman and Ruth M. Kleeman for the price or sum of Fifty-seven Thousand, One Hundred and Sixty-six and 28/100-----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>54,967.58</u>	
Poundage		<u>1,099.35</u>	
Transfer Taxes		<u>1,099.35</u>	
Total Needed to Purchase	\$	<u>57,166.28</u>	
Amount Paid Down		<u>57,166.28</u>	
Balance Needed to Purchase		<u>-0-</u>	
EXPENSES:			
Columbia County Sheriff - Costs	\$	<u>266.30</u>	
Poundage		<u>1,099.35</u>	\$ <u>1,365.65</u>
Newspaper			<u>345.62</u>
Printing			<u>-----</u>
Solicitor			<u>50.00</u>
Columbia County Prothonotary			<u>-----</u>
Columbia County Recorder of Deeds -		Deed copy work	<u>563.68</u>
		Realty transfer taxes	<u>549.68</u>
		State stamps	
Tax Collector (Orange Township)			<u>285.01</u>
Columbia County Tax Assessment Office			
State Treasurer			<u>30.00</u>
Other: <u>Columbia County Tax Claim</u>			<u>5.00</u>
		TOTAL EXPENSES:	\$ <u>3,194.64</u>

		Total Needed to Purchase	\$ <u>57,166.28</u>
		Less Expenses	<u>3,194.64</u>
		Net to First Lien Holder	<u>53,971.64</u>
		Plus Deposit	<u>750.00</u>
		Total to First Lien Holder	\$ <u>54,721.64</u>

Sheriff's Office, Bloomsburg, Pa. }

So answers

Harry A. Roadarmel

Sheriff

SHERIFF'S SALE - COSTS SHEET

Guaranty Bank, N.A.

VS. Gail Frederick Kleeman & Eileen M. Mullins

NO. 55 of 1993 E.D. NO. 1169 of 1993 J.D. DATE OF SALE October 21, 1993
10:30 A.M.

DOCKET & LEVY		\$ <u>21.00</u>
SERVICE		<u>91.00</u>
MAILING		<u>23.30</u>
ADVERTISING, SALE BILLS & NEWSPAPERS		<u>9.00</u>
POSTING HANDBILLS		<u>14.00</u>
MILEAGE		<u>23.00</u>
CRYING/ADJOURN OF SALE		<u>11.00</u>
SHERIFF'S DEED		<u>10.00</u>
DISTRIBUTION		<u>9.00</u>
OTHER <u>COPIES 18 AT \$3.00</u>		<u>54.00</u>
C.T.		<u>5.00</u>
TOTAL		\$ <u>266.30</u>

PRESS-ENTERPRISE, INC.		\$ <u>345.62</u>
HENRIE PRINTING		<u>50.00</u>
SOLICITOR'S SERVICES		<u>0.00</u>
TOTAL		\$ <u>395.62</u>

PROTHONOTARY: LIENS LIST		\$ <u>X</u>
DEED NOTARIZATION		<u>X</u>
OTHER _____		<u>0.00</u>
TOTAL		\$ _____

RECORDER OF DEEDS: COPYWORK		\$ <u>14.00</u>
DEED		<u>0.00</u>
OTHER _____		<u>0.00</u>
TOTAL		\$ <u>14.00</u>

REAL ESTATE TAXES:		
BOROUGH/TWP. & COUNTY TAXES, 19____		\$ _____
SCHOOL TAXES, DISTRICT _____, 19____		<u>298.01</u>
DELINQUENT TAXES, 19____, 19____, 19____, 19____		<u>0.00</u>
TOTAL		\$ <u>298.01</u>

MUNICIPAL RENTS:		
SEWER - MUNICIPALITY _____, 19____		\$ _____
WATER - MUNICIPALITY _____, 19____		<u>0.00</u>
TOTAL		\$ _____

SURCHARGE FEE: (STATE TREASURER) TOTAL		\$ <u>30.00</u>
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MISCELLANEOUS: <u>TAX CLAIM</u>		\$ <u>5.00</u>
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TOTAL		\$ _____
TOTAL COSTS		\$ <u>993.93</u>

does not permit.
• Write "Return Receipt Requested" on the mailpiece below the article number.
• The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

2. ☐ Restricted Delivery 55
Consult postmaster for fee.

3. Article Addressed to:
Commonwealth of Pennsylvania
Department of Revenue
Bureau of Compliance
Clearance Support Section
Dept. 280946
Harrisburg, Pa. 17128-0946

4a. Article Number
P 036 823 220

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

7. Date of Delivery

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

5. Signature (Agent)
SEP 01 1993

PS Form 3811, November 1990 ☆ U.S. GPO: 1991-287-066 DOMESTIC RETURN RECEIPT

does not permit.
• Write "Return Receipt Requested" on the mailpiece below the article number.
• The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

2. ☐ Restricted Delivery 55
Consult postmaster for fee.

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

4a. Article Number
P 036 823 222

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

7. Date of Delivery

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

5. Signature (Agent)
SEP 01 1993

PS Form 3811, November 1990 ☆ U.S. GPO: 1991-287-066 DOMESTIC RETURN RECEIPT

SENDER:
• Complete items 1 and/or additional services.
• Complete items 3, and 4a.
• 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 Fee will provide you the signature of the person delivered to and the date of delivery.

I also want to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery 55
Consult postmaster for fee.

3. Article Addressed to:
Gail Frederick Kleeman
RD#2 Box 88
Orangeville, Pa. 17859

4a. Article Number
P 036 823 217

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

7. Date of Delivery
9-4-93

5. Signature (Addressee)
Gail Frederick Kleeman

6. Signature (Agent)

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

PS Form 3811, November 1990 ☆ U.S. GPO: 1991-287-066 DOMESTIC RETURN RECEIPT

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I also want to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery 55
Consult postmaster for fee.

3. Article Addressed to:
Mr. Robert Edwards
Orange Township Tax Collector
RD#2 Box 38-C
Orangeville, Pa. 17859

4a. Article Number
P 036 823 225

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

7. Date of Delivery
2 Sep 93

5. Signature (Addressee)
Robert Edwards

6. Signature (Agent)

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

PS Form 3811, November 1990 ☆ U.S. GPO: 1991-287-066 DOMESTIC RETURN RECEIPT

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• Complete items 3, and 4a.
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I also want to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery 55
Consult postmaster for fee.

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

4a. Article Number
P 036 823 221

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

7. Date of Delivery

5. Signature (Addressee)
J.C. [Signature]

6. Signature (Agent)

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

PS Form 3811, November 1990 ☆ U.S. GPO: 1991-287-066 DOMESTIC RETURN RECEIPT

• 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 Fee will provide you the signature of the person delivered to and the date of delivery.

1. ☐ Addressee's Address
2. ☐ Restricted Delivery 55
Consult postmaster for fee.

4a. Article Number
P 036 823 224

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

7. Date of Delivery
9-1-93

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

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

5. Signature (Addressee)

6. Signature (Agent)
Brad Farmer

DOMESTIC RETURN RECEIPT
PS Form 3811, November 1990 * U.S. GPO: 1991-287-066

SENDER:
• Complete items 1 and/or additional services.
• Complete items 3, and 4a
• 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 Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee. 55

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

4a. Article Number
P 036 823 223

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

7. Date of Delivery

5. Signature (Addressee)
B. A. [Signature]

6. Signature (Agent)
SEP 01 1993

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

PS Form 3811, November 1990 * U.S. GPO: 1991-287-066 DOMESTIC RETURN RECEIPT

SENDER:
• Complete items 1 and/or additional services.
• Complete items 3, and 4a
• 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 Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery 55
Consult postmaster for fee.

3. Article Addressed to:
Eileen M. Mullins
220 Ida Street Apt. B
Berwick, Pa. 18603

4a. Article Number
P 036 823 218

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

7. Date of Delivery
9/1/93

5. Signature (Addressee)
Eileen Mullins

6. Signature (Agent)

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

PS Form 3811, November 1990 * U.S. GPO: 1991-287-066 DOMESTIC RETURN RECEIPT

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• Complete items 3, and 4a
• Print your name and address on the reverse of this form so that we can return this card to you.
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• Write "Return Receipt Requested" on the mailpiece below the article number.
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I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee. 55

3. Article Addressed to:
Mr. Stephen Brandwene
Deputy Attorney General
Collections Unit
Fourth and Walnut Sts.
Harrisburg, Pa. 17120

4a. Article Number
P 036 823 219

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

7. Date of Delivery
SEP 1 1993

5. Signature (Addressee)
Phuenguyen

6. Signature (Agent)

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

PS Form 3811, November 1990 * U.S. GPO: 1991-287-066 DOMESTIC RETURN RECEIPT

CHARLES F. KLEEMAN
RUTH M. KLEEMAN
LIGHTSTREET, PA. 17839

263

Oct 21 1993

60-1476
313

PAY TO THE
ORDER OF

Sheriff of Columbia County
Fifty Seven thousand One Hundred Sixty Six and 28/100 DOLLARS



Columbia County
Farmers National Bank
Benton • Bloomsburg • South Centre • Sweet Valley
Orangeville, PA 17859

MEMO

Charles F. Kleeman

⑆03⑆⑆⑆⑆4765⑆ 2⑆ 025⑆97⑆06 0263

SHERIFF'S SALE REAL ESTATE
FINAL COST SHEET

Guaranty Bank, N.A. VS Gail Frederick Kleeman & Eileen M. Mullins

NO. 55 of 1993 E.D. NO. 1169 of 1993 J.D.

DATE OF SALE: October 21, 1993 10:30 A.M.

BID PRICE (INCLUDES COSTS)

\$

POUNDAGE 2% BID PRICE

\$ 100.00

TRANSFER TAX 2% BID PRICE

\$ 1.00

MISC. COSTS

\$ _____

TOTAL NEEDED TO PURCHASE

\$ 4,200.00

PURCHASER(S) :

ADDRESS : PO BOX 10000

NAME(S) ON DEED:

PURCHASER(S) SIGNATURE(S) :

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ 12.00

LESS DEPOSIT \$ 100.00

DOWN PAYMENT \$ 2,164.11

AMOUNT DUE IN

EIGHT DAYS \$

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS:

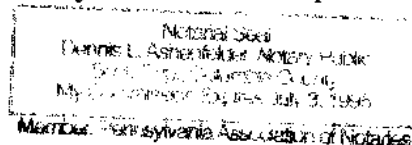
Lorraine Kreischer, Publisher's Assistant, being duly sworn according to law deposes and says that Press-Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established 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 . . . September 30, October 7, 14 . . . , 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.

Lorraine M. Kreischer

Sworn and subscribed to before me this 15th day of OCTOBER 19 93 . . .

[Signature]
(Notary Public)

My Commission Expires



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.

HARRY A. ROADARMEL, J



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300
HICKMANSHIRE, PA 17819

Filed
SEP 20 1993

RECEIVED
SEP 20 1993

Mr. Richard J. Roberts, Jr. Esquire
29 East Independence Street
Post Office Box 518
Shamokin, Pennsylvania 17872-0518

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

VS. 55 of 1993 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

Friday September 17, 1993 at 9:26A.M. POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Gail Frederick Kleeman and Eileen M. Mullins
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF J.H. Dent

Note: Dep. Dent also posted a copy of the
Sale bill within the Sheriffs Office
and Lobby of the Court House.

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN AND SUBSCRIBED BEFORE ME
THIS 21st

DAY OF September 1993

John B. Kline, JR.

JAMES B. KLINE, PROTHONOTARY OF
COLUMBIA COUNTY

PROT. & CLK. OF SEV. COURTS
MY COM. EX. 10/10/91 JAN. 1996

HARRY A. ROADARMIT, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE
(717) 781-1991

TELETYPE
(717) 781-6100

Mr. Richard J. Roberts, Jr. Esquire
29 East Independence Street
Post Office Box 518
Shamokin, Pennsylvania 17872-0518

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

No. 55 of 1993 E.D.

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVICE ON Gail F. Kleeman

ON Saturday September 4, 1993 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

Gail F. Kleeman, AT 3644 Red Maple Lane, 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

Gail F. Kleeman

SO ANSWERS:

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 17th

DAY OF September 19 93

James B. Kline

JAMES B. KLINE, PROTHONOTARY
OF COLUMBIA COUNTY

SHERIFF

PROFFER CLERK OF COURT
MY COMM. EX. 1st MO. JAN. 1993

HARRY A. ROADARMED, JR.



SHERIFF OF COLUMBIA COUNTY

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

RECEIVED
SEP 11 1993

RECEIVED
SEP 11 1993

Mr. Richard J. Roberts, Jr. Esquire
29 East Independence Street
Post Office Box 518
Shamokin, Pennsylvania 17872-0518

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

No. 55 of 1993 E.D.

WRIT OF EXECUTION - MORTGAGE FORECLOSURE

SERVICE ON Gail F. Kleeman

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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

Gail F. Kleeman, AT 3644 Red Maple Lane, 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

Gail F. Kleeman

SO ANSWERS:

J.H. Dent

DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 7th
DAY OF September 19 93
Tami B. Kline

TAMI B. KLINE, PROTHONOTARY
OF COLUMBIA COUNTY

SHERIFF

PROTEST, P. O. BOX, OR OTHER CONDITIONS
MY COME. EX. 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 781-1991

24 HOUR PHONE
(717) 781-6100

Date: August 30, 1993

To: Gail Frederick Kleeman
RD#2 Box 88
Orangeville, Pa. 17859

Re: Guaranty Bank, N.A. VS. Gail Frederick Kleeman and Eileen M. Mullins
No: 55 of 1993 ED No: 1169 of 1993 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 781-1991

24 HOUR PHONE
(717) 781-6100

Date: August 30, 1993

To: Eileen M. Mullins
220 Ida Street Apt. B
Berwick, Pa. 18603

Re: Guaranty Bank, N.A. VS. Gail Frederick Kleeman and Eileen M. Mullins
No: 55 of 1993 ED No: 1169 of 1993 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
HARRISBURG, PA 17115

PHONE
(717) 781-1991

24 HOUR PHONE
(717) 781-6100

Date: August 30, 1993

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

Re: Guaranty Bank, N.A. VS. Gail Frederick Kleeman and Eileen M. Mullins

No: 55 of 1993 ED No: 1169 of 1993 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) 781-1991

24 HOUR PHONE
(717) 781-6100

Date: August 30, 1993

To: Commonwealth of Pennsylvania
Department of Revenue
~~Bureau of Compliance~~
Clearance Support Section
Dept. 280946
~~Harrisburg, Pa. 17128-0946~~

Re: Guaranty Bank, N.A. VS. Gail Frederick Kleeman and Eileen M. Mullins

No: 55 of 1993 ED No: 1169 of 1993 JD

Dear Sir:

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

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

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 781-1991

24 HOUR PHONE
(717) 781-6300

Date: August 30, 1993

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

Re: Guaranty Bank, N.A. VS. Gail Frederick Kleeman and Eileen M. Millins
No: 55 of 1993 ED No: 1169 of 1993 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 and List of Recorded Lien Holders.

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) 781-1991

24 HOUR PRINT
(717) 781-6100

Date: August 30, 1993

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

Re: Guaranty Bank, N.A. vs. Gail Frederick Kleeman and Eileen M. Mullins

No: 55 of 1993 ED No: 1169 of 1993 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) 781-1991

TELETYPE PHONE
(717) 781-6100

Date: August 30, 1993

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

Re: Guaranty Bank, N.A. VS. Gail Frederick Kleeman and Eileen M. Mullins

No: 55 of 1993 ED No: 1169 of 1993 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) 281-1771

Telex
(717) 281-6100

PRESS/ENTERPRISE
Lackawanna Avenue
Bloomsburg, PA 17815

Date: August 30, 1993

Re: Sheriff's Sale Advertising Dates

Guaranty Bank, N.A. vs. Gail Frederick Kleeman and Eileen M. Mullins
No. 55 of 1993 CB No. 1169 of 1993 JM

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week September 30, 1993
2nd week October 7, 1993
3rd week October 14, 1993

Feel free to contact me if you have any questions.

Respectfully,

Harry A. Roadarmel, Jr.
Sheriff

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 781 1991

24 HOUR PHONE
(717) 781 6100

Date: August 30, 1993

To: Mr. Robert Edwards
Orange Township Tax Collector
RD#2 Box 38-C
Orangeville, Pa. 17859

Re: Guaranty Bank, N.A. VS. Gail Frederick Kleeman and Eileen M. Mullins
No: 55 of 1993 ED No: 1169 of 1993 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

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)

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

GUARANTY BANK, N.A.,
Plaintiff

vs

GAIL FREDERICK KLEEMAN and
EILEEN M. MULLINS,
Defendants

COMMONWEALTH OF PENNSYLVANIA:
COLUMBIA:
COUNTY OF ~~NORTHUMBERLAND~~:

COLUMBIA
TO THE SHERIFF OF ~~NORTHUMBERLAND~~ COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically describe property below):

See Exhibit "A" attached hereto.

IN THE COURT OF COMMON PLEAS OF
~~NORTHUMBERLAND COUNTY, PENNSYLVANIA~~
THE 26TH JUDICIAL DISTRICT
COLUMBIA COUNTY BRANCH

No. EX. — 55-93

No. CV. — 1169-1993

**WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)**

Amount Due \$ 55,681.95

Interest from 8/5/93

Atty's commission

Total \$; Plus costs as endorsed hereon.

Dated AUG 19 1993

(SEAL)

James B. Hine

Prothonotary

By: Elizabeth A. Brown

Deputy

ALL THOSE TWO (2) certain pieces, parcels or tracts of land situate in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin at the common corner of other lands of Raymond H. Musselman, Tract No. 2, lands of Matthew D. Talmo, Jr., and lands of John M. Welsh, Jr.; thence along eastern line of said Tract No. 2, North 30 degrees 17 minutes 51 seconds East, 189.30 feet to an iron pin on the southehrly line of lands of Raymond H. Musselman; thence along the southerly line of lands of said Musselman, South 47 degrees 56 minutes 38 seconds East, 157.00 feet to an iron pin at the northwest corner of other lands of Raymond H. Musselman, Tract No. 4; thence along the westerly line of said Tract No. 4, South 12 degrees 33 minutes 46 seconds West, 150.34 feet to an iron pin at the northeast corner of lands of John M. Welsh, Jr.; thence along the northerly line of lands of said Welsh, Jr., North 63 degrees 45 minutes 00 seconds West, 200.00 feet to the place of BEGINNING.

CONTAINING 29,155.89 square feet (0.669) acres of land in all. This description is in accordance with a draft of survey prepared by Bafile, James and Associates, dated April 7, 1989.

PARCEL NO. 2:

BEGINNING at an iron pin on the northerly right-of-way of Township Route No. 561, leading from Pennsylvania State Highway Legislative Route No. 19063 to Pennsylvania State Highway Legislative Route No. 19030, said pin being 259.79 feet distant on a course running South 63 degrees 47 minutes 59 seconds East from an iron pin at the Southeast corner of Lot No. 1, said pin also being the Southeast corner of Lot No. 2; thence along the easterly line of Lot No. 2 North 30 degrees 17 minutes 51 seconds East 299.30 feet to an iron pin and other lands of Raymond H. Musselman; thence along other lands of said Musselman South 63 degrees 45 minutes East 200.00feet to an iron pin at the Northwest corner of Lot No. 4; thence along the westerly line of Lot No. 4 South 12 degrees 33 minutes 46 seconds West 301.22 feet to an iron pin on the northerly right-of-way of Township Route No. 561; thence along said right-of-way North 64 degrees 54 minutes 11 seconds West 292.46 feet to the place of BEGINNING.

CONTAINING 1.672 acres of land in all, and being Lot No. 3 of lands of Raymond H. Musselman as shown on draft prepared by T. Bryce James, R.S., on July 11, 1970.

GUARANTY BANK, N.A.,	:	NO. 1169 - 1993
Plaintiff	:	
	:	NO. EX-
v.	:	
	:	
GAIL FREDERICK KLEEMAN and	:	MORTGAGE FORECLOSURE
EILEEN M. MULLINS,	:	
Defendants	:	

By: Richard J. Roberts, Jr., Esquire
Attorneys for Plaintiff

ALL THOSE TWO (2) certain pieces, parcels or tracts of land situate in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin at the common corner of other lands of Raymond H. Musselman, Tract No. 2, lands of Matthew D. Talmo, Jr., and lands of John M. Welsh, Jr.; thence along eastern line of said Tract No. 2, North 30 degrees 17 minutes 51 seconds East, 189.30 feet to an iron pin on the southehrly line of lands of Raymond H. Musselman; thence along the southerly line of lands of said Musselman, South 47 degrees 56 minutes 38 seconds East, 157.00 feet to an iron pin at the northwest corner of other lands of Raymond H. Musselman, Tract No. 4; thence along the westerly line of said Tract No. 4, South 12 degrees 33 minutes 46 seconds West, 150.34 feet to an iron pin at the northeast corner of lands of John M. Welsh, Jr.; thence along the northerly line of lands of said Welsh, Jr., North 63 degrees 45 minutes 00 seconds West, 200.00 feet to the place of BEGINNING.

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CONTAINING 1.672 acres of land in all, and being Lot No. 3 of lands of Raymond H. Musselman as shown on draft prepared by T. Bryce James, R.S., on July 11, 1970.

EXHIBIT "A"

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

GUARANTY BANK, N.A.,	:	NO. 1169 - 1993
Plaintiff	:	
	:	NO. EX-
v.	:	
	:	
GAIL FREDERICK KLEEMAN and	:	MORTGAGE FORECLOSURE
EILEEN M. MULLINS,	:	
Defendants	:	

AFFIDAVIT FILED PURSUANT TO RULE 3129

Guaranty Bank, N.A., Plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at R.D. #2, Box 88, Orangeville (Orange Township), Columbia County, Pennsylvania, which real property is described on Exhibit "A" attached hereto and made a part hereof:

1. Name and address of Owners or Reputed Owners:

<u>Name:</u>	<u>Address:</u>
Gail Frederick Kleeman	R.D. #2, Box 88 Orangeville, PA 17859
Eileen M. Mullins	220 Ida Street, Apt. B Berwick, PA 18603

2. Name and address of Defendants in the judgment:

<u>Name:</u>	<u>Address:</u>
Gail Frederick Kleeman	R.D. #2, Box 88 Orangeville, PA 17859

~~FILED~~
3-26-11-1993
CLERK OF COURT
COLUMBIA COUNTY, PA

Eileen M. Mullins

220 Ida Street, Apt. B
Berwick, PA 18603

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

Name:

Address:

None

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

Name:

Address:

Guaranty Bank, N.A.

10 South Market Street
Shamokin, PA 17872

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

Name:

Address:

None

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

Name:

Address:

Columbia County Tax
Claim Bureau

Courthouse
Bloomsburg, PA 17815

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. Section 4904 relating to unsworn falsification to authorities.

GUARANTY BANK, N.A.

By:

President

Date: August 5, 1993

ALL THOSE TWO (2) certain pieces, parcels or tracts of land situate in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

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BEGINNING at an iron pin at the common corner of other lands of Raymond H. Musselman, Tract No. 2, lands of Matthew D. Talmo, Jr., and lands of John M. Welsh, Jr.; thence along eastern line of said Tract No. 2, North 30 degrees 17 minutes 51 seconds East, 189.30 feet to an iron pin on the southehrly line of lands of Raymond H. Musselman; thence along the southerly line of lands of said Musselman, South 47 degrees 56 minutes 38 seconds East, 157.00 feet to an iron pin at the northwest corner of other lands of Raymond H. Musselman, Tract No. 4; thence along the westerly line of said Tract No. 4, South 12 degrees 33 minutes 46 seconds West, 150.34 feet to an iron pin at the northeast corner of lands of John M. Welsh, Jr.; thence along the northerly line of lands of said Welsh, Jr., North 63 degrees 45 minutes 00 seconds West, 200.00 feet to the place of BEGINNING.

CONTAINING 29,155.89 square feet (0.669) acres of land in all. This description is in accordance with a draft of survey prepared by Bafile, James and Associates, dated April 7, 1989.

PARCEL NO. 2:

BEGINNING at an iron pin on the northerly right-of-way of Township Route No. 561, leading from Pennsylvania State Highway Legislative Route No. 19063 to Pennsylvania State Highway Legislative Route No. 19030, said pin being 259.79 feet distant on a course running South 63 degrees 47 minutes 59 seconds East from an iron pin at the Southeast corner of Lot No. 1, said pin also being the Southeast corner of Lot No. 2; thence along the easterly line of Lot No. 2 North 30 degrees 17 minutes 51 seconds East 299.30 feet to an iron pin and other lands of Raymond H. Musselman; thence along other lands of said Musselman South 63 degrees 45 minutes East 200.00feet to an iron pin at the Northwest corner of Lot No. 4; thence along the westerly line of Lot No. 4 South 12 degrees 33 minutes 46 seconds West 301.22 feet to an iron pin on the northerly right-of-way of Township Route No. 561; thence along said right-of-way North 64 degrees 54 minutes 11 seconds West 292.46 feet to the place of BEGINNING.

CONTAINING 1.672 acres of land in all, and being Lot No. 3 of lands of Raymond H. Musselman as shown on draft prepared by T. Bryce James, R.S., on July 11, 1970.

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

GUARANTY BANK, N.A.,	:	NO. 1169 - 1993
Plaintiff	:	
	:	NO. EX-
v.	:	
	:	
GAIL FREDERICK KLEEMAN and	:	MORTGAGE FORECLOSURE
EILEEN M. MULLINS,	:	
Defendants	:	

TO: COLUMBIA COUNTY SHERIFF

Seize, levy, advertise and sell all real property of the Defendants located at R.D. #2, Box 88, Orangeville (Orange Township), Columbia County, Pennsylvania. You are hereby released from all responsibility in not placing watchmen or insurance on the real property levied upon by virtue of the writ.

LEAVENS & ROBERTS

By:

REMITTER

Guaranty
Bank NA

39090

Kleeman - Mullins

Foreclosure

August 3 19 93

60-263/313

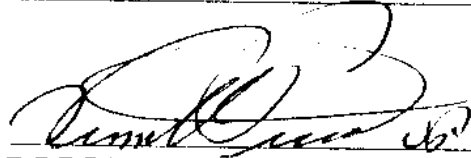
PAY TO THE
ORDER OF Northumberland County Sheriff

\$ 750.00

Seven Hundred and Fifty

DOLLARS

CASHIER'S CHECK



⑈039090⑈ ⑆031302638⑆ 01 0757500⑈01

OK

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 1993 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,

THURSDAY OCTOBER 21, 1993

10:30 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 THOSE TWO (2) certain pieces, parcels or tracts of land situate in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin at the common corner of other lands of Raymond H. Musselman, Tract No. 2, lands of Matthew D. Talmo, Jr., and lands of John M. Welsh, Jr.; thence along eastern line of said tract No. 2, North 30 degrees 17 minutes 51 seconds East, 189.30 feet to an iron pin on the southerly line of lands of Raymond H. Musselman; thence along the southerly line of lands of said Musselman, South 47 degrees 56 minutes 38 seconds East, 157.00 feet to an iron pin at the northwest corner of other lands of Raymond H. Musselman, Tract No. 4; thence along the westerly line of said Tract No. 4, South 12 degrees 33 minutes 46 seconds West, 150.34 feet to an iron pin at the northeast corner of lands of John M. Welsh, Jr.; thence along the northerly line of lands of said Welsh, Jr., North 63 degrees 45 minutes 00 seconds West, 200.00 feet to the place of BEGINNING.

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CONTAINING 1.672 acres of land in all, and being Lot No. 3 of lands of Raymond H. Musselman as shown on draft prepared by T. Bryce James, R.S., on July 11, 1970.

SEIZED AND TAKEN into execution at the suit of Guaranty Bank, N.A. Vs Gail Frederick Kleeman and Eileen M. Mullins.

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.

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

HARRY A. ROADARMEL, Jr.
Sheriff of Columbia County

Mr. Richard J. Roberts, Jr. Esquire
Attorney for Plaintiff

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 1993 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,

THURSDAY OCTOBER 21, 1993

10:30 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 THOSE TWO (2) certain pieces, parcels or tracts of land situate in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

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SEIZED AND TAKEN into execution at the suit of Guaranty Bank, N.A. Vs Gail Frederick Kleeman and Eileen M. Mullins.

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.

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

HARRY A. ROADARMEL, Jr.
Sheriff of Columbia County

Mr. Richard J. Roberts, Jr. Esquire
Attorney for Plaintiff

mv 23878

AV 11939

BY VIRTUE OF A WRIT OF EXECUTION NO. 55 OF 1993 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,

THURSDAY OCTOBER 21, 1993

10:30 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 THOSE TWO (2) certain pieces, parcels or tracts of land situate in the Township of Orange, County of Columbia and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL NO. 1:

BEGINNING at an iron pin at the common corner of other lands of Raymond H. Musselman, Tract No. 2, lands of Matthew D. Talmo, Jr., and lands of John M. Welsh, Jr.; thence along eastern line of said tract No. 2, North 30 degrees 17 minutes 51 seconds East, 189.30 feet to an iron pin on the southerly line of lands of Raymond H. Musselman; thence along the southerly line of lands of said Musselman, South 47 degrees 56 minutes 38 seconds East, 157.00 feet to an iron pin at the northwest corner of other lands of Raymond H. Musselman, Tract No. 4; thence along the westerly line of said Tract No. 4, South 12 degrees 33 minutes 46 seconds West, 150.34 feet to an iron pin at the northeast corner of lands of John M. Welsh, Jr.; thence along the northerly line of lands of said Welsh, Jr., North 63 degrees 45 minutes 00 seconds West, 200.00 feet to the place of BEGINNING.

CONTAINING 29,155.89 square feet (0.669) acres of land in all. This description is in accordance with a draft of survey prepared by Bafile, James and Associates, dated April 7, 1989.

PARCEL NO. 2:

BEGINNING at an iron pin on the northerly right-of-way of Township Route No. 561, leading from Pennsylvania State Highway Legislative Route No. 19063 to Pennsylvania State Highway Legislative Route No. 19030, said pin being 259.79 feet distant on a course running South 63 degrees 47 minutes 59 seconds East from an iron pin at the Southeast corner of Lot No. 1, said pin also being the Southeast corner of Lot No. 2; thence along the easterly line of Lot No. 2 North 30 degrees 17 minutes 51 seconds East 299.30 feet to an iron pin and other lands of Raymond H. Musselman; thence along other lands of said Musselman South 63 degrees 45 minutes East 200.00 feet to an iron pin at the Northwest corner of Lot No. 4; thence along the westerly line of Lot No. 4 South 12 degrees 33 minutes 46 seconds West 301.22 feet to an iron pin on the northerly right-of-way of Township Route No. 561; thence along said right-of-way North 64 degrees 54 minutes 11 seconds West 292.46 feet to the place of BEGINNING.

CONTAINING 1.672 acres of land in all, and being Lot No. 3 of lands of Raymond H. Musselman as shown on draft prepared by T. Bryce James, R.S., on July 11, 1970.

SEIZED AND TAKEN into execution at the suit of Guaranty Bank, N.A. Vs Gail Frederick Kleeman and Eileen M. Mullins.

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.

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

HARRY A. ROADARMEL, Jr.
Sheriff of Columbia County

Mr. Richard J. Roberts, Jr. Esquire
Attorney for Plaintiff