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

Philadelphia Federal Credit Union	VS Ronald G. Ortman	n
NO57 of 1993 E.D	. NO. 705	J.D.
DATE OF SALE: November 4, 1993 10:00		
BID PRICE ( INCLUDES COSTS )	\$	
POUNDAGE 2% BID PRICE TEACHER TO TRANSFER TAX 2% BID PRICE	* <u>ISS, 75</u>	
TRANSFER TAX 2% BID PRICE  MISC. COSTS (Square First Language)	\$ 7711.00	
TOTAL NEEDED TO PURCHASE		\$ 867.11
PURCHASER(S) :		
ADDRESS:		
NAME(S) ON DEED:		
PURCHASER(S) SIGNATURE(S) :		
AMOUNT RECEIVED BY SHERIFF FROM PURCHAS	SER(S) :	
·	TOTAL DUE	\$ 867,11
	LESS DEPOSIT	\$ 750,-
	DOWN PAYMENT	\$
	AMOUNT DUE IN	
	EISHT DAYS	\$

### SHERIFF'S SALE - COSTS SHEET

Philadelphia Federal Credit Union	VS. Ronald G. Ortman
NO. 57 of 1993 E.D. NO. 70	J.D. DATE OF SALENovember 4, 1
DOCKET & LEVY SERVICE MAILING ADVERTISING, SALE BILLS & NEWSPA POSTING HANDBILLS MILEAGE CRYING/ADJOURN OF SALE SHERIFF'S DEED DISTRIBUTION OTHER COPIES 18 67 33 45	\$ 14.00 \$ 14.00 \$ 71.00 23.53 9.00 14.00
OTHER CODIES 18 07 33 50	54.00
	TOTAL
Press-Enterprise, Inc. Henrie Printing Solicitor's Services	\$ <u>252.44</u> 5000
	IOTAL
Prothonotary: Liens List Deed Notarizati Other	\$
	TOTAL
Recorder of Deeds: Copywork Deed Other	\$ <u>13.50</u>
	TOTAL
REAL ESTATE TAXES: BOROUGH/TWP. & COUNTY TAXES, SCHOOL TAXES, DISTRICT DELINQUENT TAXES, 19, 19	19
LIGHT CTEM! INCHES.	, 19 \$
	TOTAL
Surcharge Fee: (state treasurer)	ТотаL
Miscellaneous:	
	TOTAL
	TOTAL COSTS \$ 7713/.

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031194 00028257

TO THE ORDER OF

OPECK NO.

PHILADELPHIA FEDERAL

216 W Washington Square - Philadelphia, PA 19106-3522

PAY ONE HUNDRED SEVENTEEN AND 11/100 DOLLARS

SHERIFF OF COLUMBIA COUNTY

No. 28257 (3 \frac{12}{12}) (3 \frac{12}{12}) (4 \frac{12}{12}) (5 \frac{12}{12})

AMOUNT

\$\*\*\*\*\*\*\*I17.11

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# SHAWN D. WARD Attorney at Law

216 W. WASHINGTON SQUARE PHILADELPHIA, PA. 19106 (215) 923-7855 FAX (215) 923-7857

March 11, 1994

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

RE: Phila. Federal Credit Union v. Ronald G. Ortman Exec. 57 of 1993

Dear Mr. Roadarmel:

Enclosed please find check number 28257 in the amount of \$117.11 made payable to the Sheriff of Columbia County representing additional costs with regard to the above matter.

If you have any questions or need additional information, please feel free to contact my office.

Yours truly,

SHAWN D. WARD

SDW/kmk

Enclosure



#### SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380

PHONE (717) 389-5622 BLOOMSBURG, PA 17815

24 HOUR PHONE (717) 784-6300

MAR 1-94

Atty. Shawn Ward, ESQ. 216 W. Washington Square Philadelphia, PA 19106

Phila. Credit Union vs Ronald G. Ortman Exec. 57 of 1993

Atty. Ward:

Attorney Ward in order to close out the aforementioned mortgage foreclosure and execution, I will need further costs that were related to the foreclosure. Enclosed you will find a Sheriff's Sale--Cost Sheet and Sheriff's Sale--Final Cost Sheet. As you can readily observe there is a balance due the Columbia County Sheriff in the amount of \$117.11, perhaps you can see that this is remitted promptly. This amount is in addition to the original deposit of \$750.00 that you had made.

Just for your personal reference to the poundage that is being charged, it is 2% on the judgement only for this sale and does not include poundage on the interest due on the judgement. This is being charged under Supreme Court of Penna., Middle District No. 470, Allocatur Docket 1993. Other references that it is being assessed is Judicial Assignment Docket No. 94 R1800, also No. 127 Judicial Administration Docket No. 1, filed October 28, 1993. A copy of which is attached.

Should there be any questions feel free to contact me.

Sincerely.

Harry A. Roadarmel Jr.

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#### SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 OF 1993 E.D. ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SAME, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN THE SHERIFF'S OFFICE COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, COLUMBIA COUNTY,

STAYED TO FEBRUARY 3, 1994 THURSDAY AT 10:00 A.M.

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

PREMISES "A"

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

BEGINNING at a railroad spike (found) common corner with lands of David A, and Sherry Ortman about to be conveyed to the Grantee herein and in the centerline of Township Route No. 378; thence along said centerline, South 61 degrees 49 minutes 19 seconds West 55.95 feet to a nail (set) common corner with lands about to be conveyed to David A. Ortman and Sherry Ortman; thence by the same, North 47 degrees 43 minutes 44 seconds West 288.38 feet to a rebar (set) in line of lands of Linda K. Kile; thence along lands of said Kile, North 30 degrees 18 minutes 27 seconds East 53.90 feet to a rebar (found) common corner with other lands of the Grantors and lands about to be conveyed to the Grantee herein; thence along lands about to be conveyed to the Grantee herein, South 47 degrees 43 minutes 44 seconds East 318.28 feet to a railroad spike, the place of beginning.

BEING Tax Parcel No. 21-18-13-5.

TITLE TO SAID PREMISES "A" IS VESTED IN Ronald G. Ortman, II by Deed from Ronald G. Ortman and Linda K. Kile, etal, Partners dated 4/15/86 and recorded 4/16/86 in Deed Book 364 Page 451.

NOTICE 1S HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office, where the same will be available for inspection and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN into execution at the suit of PHILADELPHIA FEDERAL CREDIT UNION Vs RONALD G. ORTMAN.

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

Said premises to be sold by:

HARRY A. ROADARMEL, Jr. Sheriff of Columbia County

Mr. Shawn D. Ward Esquire Attorney for Plaintiff

#### SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 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, PEINSYLVANIA, COLUMBIA COUNTY,

THURSDAY NOVEMBER 4, 1993 10:00 A.M.

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

PREMISES "A"

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

BEGINNING at a railroad spike (found) common corner with lands of David A, and Sherry Ortman about to be conveyed to the Grantee herein and in the centerline of Township Route No. 378; thence along said centerline, South 61 degrees 49 minutes 19 seconds West 55.95 feet to a nail (set) common corner with lands about to be conveyed to David A. Ortman and Sherry Ortman; thence by the same, North 47 degrees 43 minutes 44 seconds West 288.38 feet to a rebar (set) in line of lands of Linda K. Kile; thence along lands of said Kile, North 30 degrees 18 minutes 27 seconds East 53.90 feet to a rebar (found) common corner with other lands of the Grantors and lands about to be conveyed to the Grantee herein; thence along lands about to be conveyed to the Grantee herein, South 47 degrees 43 minutes 44 seconds East 318.28 feet to a railroad spike, the place of beginning.

BEING Tax Parcel No. 21-18-18-5.

TITLE TO SAID PREMISES "A" IS VESTED IN Ronald G. Ortman, II by Deed from Ronald G. Ortman and Linda K. Kile, etal, Partners dated 4/15/86 and recorded 4/16/86 in Deed Book 364 Page 451.

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

Said premises to be sold by:

HARRY A. ROADARMEL, Jr. Sheriff of Columbia County

Mr. Shawn D. Ward Esquire Attorney for Plaintiff



#### SHERIEF OF COLUMBIA COUNTY

1900'2' C 171 399-5622 COURT HOUSE - P. O. BOX 380 BEOOMSBURG, PA 17815 24 HOUR THOM: (717) 784 6300

November 4, 1993

Mr. Shawn D. Ward, Esquire 216 W. Washington Square Philadelphia, Pa. 19106

Dear Sir:

In reference to the Sheriffs Sale Scheduled for Thursday November 4, 1993 at 10:00 A.M. within the Columbia County Sheriffs Office, this action is being stayed upon your request to Thursday February 3, 1993 at 10:00 A.M. The Mortgage Foreclosure is between Philadelphia Federal Credit Union and Ronald G. Ortman.

If you have any questions, please contact us.

Sincerely,

J.H. Deat

Deputy Sheriff

er Sterring og sinterskriver

AND WE WARRANTED TO THE PHILEDALPH IN THE HOL

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CONFIDENTIALITY NOTICE

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W. BURN C. WART.

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# STATE OF PENNSYLVANIA COUNTY OF COLUMBIA SS:

Larraine Kreischer, Publisher's Assistant , being duly sworn according to law deposed 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 of advertisement in the above entitled proceeding which appeared in the issue of said newspaper on . October 14, 21, 28
Sworn and subscribed to before me this . 39 <sup>4</sup> day of OCTOCO 19 90
(Notary Rublic)
My Commission Expires
And now,

	<u> </u>		er F			- Co.
ARE DUE & PAVABLE : PROMPT PAYMENT IS REQUESTED  CRYMAN	SCHEDL REAL ES MADISON TWP AVABLETO:  49 RG PA 17815 AY 1PM-8PM DISCOUNT NLY; ALL OTHER APPOINTMENT.	M A ORTMAN, RONALD G II R R 9 BOX 256 T BLOOMSBURG PA 17815 THYOUDSING ANECEDY, ENGLOSE A STAMPED ADDRESSED ENVILOPE	PHONE (717) 437-3281	HOURS Monday 1-8 pm Discount Only All Other Hours by Appointment	Rhonda K Stitz R R 1 Box 49 Bloomsburg, Pa 17815	TAX NOTICE 1993 REAL ESTATE MADISON TOWNSHIP MAKE CHECKS PAYABLE TO:
HAVE BEEN COMPUTED FOR YOUR CONVENIENCE AM  SCHOOL ACT NO. 2 PARCEL 2 PARCEL 2 BUILDIN 36  ENVELOPE WITH YOUR PAYMENT THIS TAX NOTICE M	FOR MILLVILLE DESCRIPTION REAL ESTATE	Traswikė arigis Hitan	HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.		General Fund Sinking Fund Township R.E.	FOR COLUMBIA COUNTY
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35.79 OCT PLANTER AFTER AX RETURNED RT HOUSE: Y 21, 1994.	BILL NO. 1437 INCL. PENALTY 35.79	This Tax Returned To Courthouse On: JANUARY 24, 1994	5.43 JUNE 30 AFTER		4.60 .29	BILL NO.

Total: 1020



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\* \* \* \* \* \* \* \* \* entry officials

ITEL THE RIVER

Mr. Shawn D. Ward, Esquire 216 W.Washington Square Philadelphia, Pa. 19106

IN THE COURT OF COMMON PLEAS OF COLUMNIA COUNTY, COMMONWEAL IN OF PENNA.

vs. 57 of 1993 E.D.

WRIT OF EXECUTION (MORTBAGE FORECLOSURE)

#### POSTING OF PROPERTY

Friday October 1, 1993	POSTED	A COPY OF	HUT SHERREET	15 SALE 1	n <b>1</b> 1 1
ON THE PROPERTY OF Ronald G.	Ortman				
COLUMBIA COURTY, PETRESYLVARIA.	SATE POSTING	क्षात्रा वास्त्रा व	DA COLOMOTY	, сониту (	beruti
SHERRER J.H. Dent	<b>*</b>				
Note: Deputy Dent also posted a Sale bill within the Sher and Lobby of the Court Hor	iffs Office	SO ANSW DEPUTY	TRY:  J.H. (bent SUFRILE	f	
		SHERIFE	, HARRY A. I	t IMSAGAOS	. M.
SWORN AND SUBSCRIBED BEFORE ME					

THIS

TAME O. KLINE, PROTHONOTARY OF COLUMBIA COUNTY

PROTIL O OF SAMPLEY, COUNTY MY COMM, EX. 1st MON. JAN. 1990

### LIEN CERTIFICATE

O MINI (IMI horo orbig orpig ougo (IIII) prod hards				
) certify t	hat ad	cording to	our records. The	
d Owner:	Ortma	an, Ronald	G. II (Owner since	4/86)
Ortman,	Ronal	d G. & Lind	a Kile	
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1992	\$	61. <b>64</b>		
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TOTAL	\$	61.64		
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	COLUM	BIA COUNTY	TAX CLAIM BUREAU	
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	in the Tax ow, as of son Townshi od Owner: Ortman, -18-18-5 .36 Ac. YEAR 1992 10TAL	in the Tax Clair ow, as of Decembers Township od Owner: Ortman, Ronal Ortman, Ronal 18-18-5 .36 Ac.  YEAR  1992 \$  figures represer Nov.  Harry A. Roadar  COLUM	in the Tax Claim Eureau agow, as of December 31, 199 son Township od Owner: Ortman, Ronald Ortman, Ronald G. & Lind -18-18-536 Ac.  YEAR IUTAL 1992 \$ 61.64  figures represent the amount Nov.  Harry A. Roadarmel, Jr.  COLUMBIA COUNTY	certify that according to our records, the in the Tax Claim Eureau against the property ow, as of December 31, 1992.  Son Township are as follows:  od Owner: Ortman, Ronald G. II (Owner since Ortman, Ronald G. & Linda Kile 13-18-5 36 Ac.  YEAR IUTAL 1992 \$ 61.64  figures represent the amount(s) due during UNOV. 1992  Harry A. Roadarmel, Jr.  COLUMBIA COUNTY TAX CLAIM BUREAU Dennis Long

TOMESTIC RETURN RECEIPT	25 Form <b>3811,</b> November 1990 * U.S. GPO: 1991–287-066	S S	ন ন	1			lg • •
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### Marchet 17039

#### SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 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 NOVEMBER 4, 1993 10:00 A.M.

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

PREMISES "A"

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

BEGINNING at a railroad spike (found) common corner with lands of David A. and Sherry Ortman about to be conveyed to the Grantee herein and in the centerline of Township Route No. 378; thence along said centerline, South 61 degrees 49 minutes 19 seconds West 55.95 feet to a nail (set) common corner with lands about to be conveyed to David A. Ortman and Sherry Ortman; thence by the same, North 47 degrees 43 minutes 44 seconds West 288.38 feet to a rebar (set) in line of lands of Linda K. Kile; thence along lands of said Kile, North 30 degrees 18 minutes 27 seconds East 53.90 feet to a rebar (found) common corner with other lands of the Grantors and lands about to be conveyed to the Grantee herein; thence along lands about to be conveyed to the Grantee herein, South 47 degrees 43 minutes 44 seconds East 318.28 feet to a railroad spike, the place of beginning.

BEING Tax Parcel No. 21-18-18-5.

TITLE TO SAID PREMISES "A" IS VESTED IN Ronald G. Ortman, II by Deed from Ronald G. Ortman and Linda K. Kile, etal, Partners dated 4/15/86 and recorded 4/16/86 in Deed Book 364 Page 451.

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

SEIZED AND TAKEN into execution at the suit of PHILADELPHIA FEDERAL CREDIT UNION Vs RONALD G. ORIMAN.

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

Said premises to be sold by:

HARRY A. ROADARMEL, Jr. Sheriff of Columbia County

Mr. Shawn D. Ward Esquire Attorney for Plaintiff



# SHIRIF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 BIOOMSBURG, FA 17815

nitota (747) 784 (994

21 HOUR EHOUR (747) 781 6 800

Mr. Shawn D. Ward, Esquire 216 W. Washington Square Fhiladelphia, Pa. 19106

OF COLUMBIA COUNTY

PROTILE CLK OFFEN, COURTS
MY COMALES AS MOULIAN, 1998

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

No. 57 of 1993 E.D.

WRIT OF EXECUTION -MORTGAGE FORECLOSURE

SERVICE ON Alice and Robe	ert Morris (OCCUPTANTS)
ON Wednesday September 15, 1993 At 2:00	
OF THE WITHIN WRIT OF EXECUTION, A TRUE CO	DPY OF THE NOTICE OF SHERIFF'S SALE IN
REAL ESTATE AND A COPY OF THE THE DESCRIPT	TON OF PROPERTY WAS SERVED ON
Alice and Robert Morris	. Al RD#9 Box 342, Bloomsburg, Pa. 17815
BY DEPUTY SHERTEE	J.H. Dent
SERVICE WAS MADE BY HANDING THE SAID WRIT	OF EXECUTION AND MOTICE OF SHERIFF'S
SALE IN REAL ESTATE AND A COPY OF THE DESC	CRIPTION TO
Alice Morris	
	DEPUTY SHERLIF
SWORN AND SUBSCRIBED BEFORE ME  THIS	SHER1FF
TAMI B. KLINE, PROTHONOTARY	



#### SHERIF OF COLUMBIA COUNTY COURT HOUSE - F. O. BOY 300 BLOOMSBURG, PA 17015

(1)02 ff (7.17) 781 (221

21 HOUR HOSES (7.17) 784 6300

Mr. Shawn D. Ward, Esquire 216 W. Washington Square Philadelphia, Pa. 19106

TAMI B. KLINE, PROTHONOTARY

OF COLUMBIA COUNTY

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

NO. 57 of 1993 E.D.

WRIT OF EXECUTION -MORTGAGE FORECLOSURE

SERVICE ON Ronald G. Ortman
ON Tuesday Sept. 14, 1993 AT 10:45 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
Ronald G. Ortman , At Sheriffs Office, 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
Ronald G. Ortman
DEPUTY SHERIFT
SWORN AND SUBSCRIBED BEFORE ME  THIS ## SHERIFF  DAY OF *###################################

## Commonwealth of Pennsylvania

COLUMBIA COUNTY

PHILADELPHIA :	FEDER	AL	CREDIT	UNION
216 W. Washin	gton	Squ	lare	
Philadelphia,	PA	191	.06	

COURT OF COMMON PLEAS

51	43	TERM, 19_	93
<u> 57</u>	<u> </u>	TERM, 19	

vs.

RONALD G. ORTMAN RD #9 BOX 342 Bloomsburg, PA 17815

NO. 705

#### WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

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

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3			
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AMOUNT DUE	\$ <u>7,787.54</u>
INTEREST 6/17/93	\$
(Costs to be added)	\$

TAMI B. KLINE, Prothonotary

By Toni B. Khu KAD

Date 8/30/1993

#### SHAWN D. WARD

IDENTIFICATION NO. 53880 215 W. WAŚHINGTON SQUARE PHILADELPHIA, PENNSYLVANIA 19106 (215) 923-7855 ATTORNEY FOR: Plaintiff

PHILADELPHIA FEDERAL CREDIT UNION 216 W. Washington Square Philadelphia, PA 19106

vs.

RONALD G. ORTMAN RD #9 BOX 342 Bloomsburg, PA 17815 COLUMBIA COUNTY

COURT OF COMMON PLEAS

CIVIL DIVISION

TERM, 1993

No. 705

#### AFFIDAVIT PURSUANT TO RULE 3129.1

The Philadelphia Federal Credit Union, 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 RD #9, Box 342, Bloomsburg, PA property located at T.R. 378, Columbia County, PA:

- Name and address of the owner(s) or reputed owner(s): Ronald G. Ortman RD #9, Box 342
- Bloomsburg, PA 17815
  .2. Name and address of defendant(s) in the judgment:

Ronald G. Ortman RD #9 - BOX 342 Bloomsburg, PA 17815

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

  Sears, Roebuck & Company, P.O. BOX 126, Catasareque, PA 18032.

  \$150-1990
- 4. Name and address of the last recorded holder of every mortgage of record:

Philadelphia FEderal Credit Union 216 W. Washington Square, Philadelphia, PA 19106

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

None

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

Columbia County, Taxes, Parcel No. 21-18-18-5, No. 21-18-17-5

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

None

I verify the statements made in this Affidavit are true and correct to the best of my knowledge or information and belief. I understand that false statements made herein are subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

BY:

SHAWN D. WARD, ESQUIRE Attorney for Plaintiff

DATE: 1/2/17

Shawn D. Ward, Esquire Identification No. 53880 216 W. Washington Square Philadelphia, PA 19106

Attorney for Plaintiff

PHILADELPHIA FEDERAL CREDIT UNION: COURT OF COMMON PLEAS
216 W. Washington Square COLUMBIA COUNTY
Philadelphia, PA 19106

TERM, 1993

VS. NO. 705

RONALD G. ORTMAN
RD #9
BOX 342
Bloomsburg, PA 17815

#### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO THE DEFENDANT:

RD #9, Box 342, Bloomsburg, PA

Your house (Real Estate) at T.R. 378, Columbia County, PA

Philadelphia, PA, is scheduled to be sold at Sheriff's Sale on Not' 4 , 1993, at /0/00 A m

PA, to enforce the Court Judgment of June 17, 1993

### NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF SALE

To prevent this Sheriff's Sale you must take immediate action:

- 1. The sale will be canceled if you pay to the Philadelphia Federal Credit Union the back payments, late charges, costs and reasonable attorneys fees due. To find out how much you must pay, you may call Shawn D. Ward, Esquire at 923-7855.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
- You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two and how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Shawn D. Ward, Esquire at 923-7855.
- 2. You may be able to Petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened you may call Shawn D. Ward, Esquire at 923-7855.
- 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 7. You may also have other rights and defenses, or ways of getting the house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP

Lawyer Reference Service

Shawn D. Ward, Esquire I.D.#53880 216 W. Washington Square Philad-lphie, FA 19106 (215) 923- 425

Prophaey for a Mintiff

PHILAD LPHIA FEDERAL CREDIT UNION :

COURT OF COMMON PLEAS

216 W. Jashington Square

TVIL DIVISION OF UMBIA COUNTY

Philadel hia, PA 19106

s.

: No. 745 CD of Term, 1993

RONALD G. ORTMAN

RD #9

BOX 342

Bloomsburg, PA 17815

#### AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :

: SS

COUNTY OF COLUMBIA

I, SHAWN D. WARD, ESQUIRE, being duly aworn according to law, deposes and says that he represents the glaintiff; that he is authorized to make this affidavit on behalf of plaintiff; that the last known whereabouts of the above-named defendant is RD#9, BOX 342, Bloomsburg, Pennsylvania.

Mar. B. W. 2002

SHAWN D. WARD, ESQUIRE

Sworn to and Subscribed

before me this Adday of

,1592.

NOTARY PUBLIC

NOTARIAL SEAL KATHLEEN M. KADA, Notary Public City of Philadelphia, Phila, County My Commission fixpires September 18, 1995 Shawn D. Ward, Esquire I.D.#53880 216 W. Washington Square Philadelphia, PA 19106 (215) 923-7855

#### Attorney for Plaintiff

PHILADELPHIA FEDERAL CREDIT UNION : COURT OF COMMON PLEAS 216 W. Washington Square : CIVIL DIVISION

Philadelphia, PA 19106

: COLUMBIA COUNTY

vs.

: NO. 705 CD of Term, 1993

RONALD G. ORTMAN

RD #9 BOX 342

Bloomsburg, PA 17815

#### AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :

: SS

COUNTY OF COLUMBIA

I, SHAWN D. WARD, ESQUIRE, being duly sworn according to law, deposes and says that he represents the plaintiff; that he is authorized to make this affidavit on behalf of plaintiff; that the above-named defendant resides at RD#9, BOX 342, Bloomsburg, Pennsylvania; and that the defendant is not in the Military Service of the United States, nor any State or Territory thereof or its allies as defined in the Soldiers and Sailors' Civil Relief Act of 1940 and the amendments thereto.

Affidavit also certifies that the address of the plaintiff is 216 W. Washington Square, Philadelphia, Pennsylvania 19106.

SHAWN D. WARD, ESQUIRE

Sworn to and Subscribed before me this [32] day of

NOTABIAL SEAL KATHLEEN M. KADA, Notary Public City of Philadelphia, Phila, County My Commission fixoles September 18, 1995 PREMISES "B"

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

BEGINNING at a railroad spike in the center line of Township Route 378 in line of lands now or formerly of Ruth D. Ortman, widow, said railroad spike being South 61 degrees 26 minutes 29 seconds West 975.91 feet from a railroad spike in the intersection of Township Route 380 and Township Route 378, South 59 degrees 42 minutes West 115 feet to a railroad spike in line of other lands now or formerly of the said Ruth D. Ortman, widow, said railroad spike being North 60 degrees 6 minutes 18 seconds East 183.60 feet from a railroad Spike in the intersection of Township Route 370 and Legislative Route 19106.

THENCE along said Ortman land, North 49 degrees 27 minutes 57 seconds West 318.30 feet to an iron pin corner of lands now or formerly of Kermit Kile and Linda Kile, his wife; and other lands of the said Ruth D. Ortman, widow; thence North 28 degrees 34 minutes 21 seconds East along said Ortman land 230.15 feet to an iron pin; thence by the same, South 33 degrees 22 minutes East 420.23 feet to a railroad spike in the center line of said Township Route 378, the place of beginning. This description prepared in accordance with a draft of a survey by Orangeville Surveying Consultants, March 27, 1974.

BEING Tax Parcel No. 21-18-17-5.

TITLE TO SAID PREMISES "B" IS VESTED IN Ronald G. Ortman, II by Deed from David A. Ortman and Sherry Ortman, his wife dated 4/15/86 and recorded 4/16/86 in Deed Book 364 Page 448.

BLOOMSBURG, PA 17815



#HO## (747):784-1494

21 from errors (717) 781 6 too

Date: _	September	14, 1993	}			
fo:	Ronald G.	Ortman				
	RD#9 Box 3 Bloomsburg	42		•		
Re: <u>Phi</u>	ladelphia Fed	eral Cre	edit Unic	πVS. <u>Ronald G. C</u>	Ortman	
	<u>57</u> or				of <sup>1993</sup>	JD
Dear Si	r:					
En	closed is a r	otice of	Ган ирс	oming Sheriff's	Sale, If you h	ave any
				y this office <u>IM</u>		,
				with any quest		ve,

Harry A. Roadarmel, Jr. Sheriff of Columbia County

Respectfully,



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

PHONE (7.17) 784-1991

21 HOUR PHOSE (717) 781 6 ton

, c.e.	Septer	per r	4, 1993		<del></del>			
to:	Sears,	Roebi	uck & C	Company	<del></del>			
	P.O. B			18032 -				
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Phi Uni	ladelphi on	a Fed	eral Cr	redit	VSRor	nald G. Or	tman	

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,



7109F 47474-1994

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

21 BOUT MESSI (717) 781 6 IOO

Date	Septem	ber <b>1</b> 4, 199	3	-	`		
Ta:	Deputy Collec Fourth	ephen Brand Attorney G tions Unit and Walnut burg,Pa. 17	eneral Sts.				
		Federal Cr			<del></del>	Ortman of <sup>199</sup>	93
				1101		Or	Jb
Dear		s a notice	of an unc	omina Slu	.: aniffle c	ale, If yo	h
		this proper					U have any
						ons you may	have.

Respectfully,



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

###### #7.173 784,1994

21 HOUR PROFIT (717) 781 6300

Date:	Septe	ember	14, 199	3					
fo:	Commonwea Departmen Bureau of Clearance Dept. 280 Harrishur	nt of 1 F Comp 2 Suppo 1946	Revenue Lianee ort Sect	ion					
Re: <u>Ph</u>	<u>iladelphi</u> a	Feder	cal Cred	lit Union	vs. Ror	nald G. (	Ortman		
No :	57	of	1993	EĐ	No:	705	of_	1993	JD
Dear S	Sir:				a				
E	Enclosed F	s a no	tice of	an upco	ming She	riff's S	Sale. I	E vou ha	VO 30V
	against								ve any
	Please fe							-	١.
				-	,		Respecti	fully,	
							Harry A. Shertff	Roadarı of Colum	el, Jr. bia County



# SHERIFF OF COLUMBIA COUNTY

PHONE (717) 701-1991 COURT HOUSE P. D. BOX 380 BLOOMSBURG, PA 17815

21 HOUR PHOTE (717) 781 6300

Date: Sept	ember 14, 1993					
To: IRS P.O. Phil		2000 2000 	:ion			
Union	ia Federal Credit of 1993 FD	VS. Rona No:		manof19	193	 JD
Dear Sin:						
Enclosed	is a notice of an u	pcoming She	riff's Sal	e, Ifyo	ou have a	ittv
	this property, not					9
Please fo	eel free to contact	me with any	v question	s you may	/ have.	
Whit	o enclosed is a copy t of Execution and l recorded lien holder	ist	Re	spectful!	ly,	
J. 1		·· •	Hai She	rry A. Ro eriff of	adarmel, Columbia	Jr. County



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

17 (7) 7) (4) (9) (4)

21 Hotel Photel (217) 781 6 too

Date: September 14, 199	93	,		
In: Small Business Ac 20 N. Permsylvani Room 2327 Wilkes-Barre, Pa.	.a Ave.,			
Re: Philadelphia Federal C Union No: 57 of 1993	· · · · · · · · · · · · · · · · ·	Ronald G. (	Ortman 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,



# COURT HOUSE 4 P. O. BOX 380

DURT HOUSE'S P. O. BOX 380 Bloomsburg, PA 17815

21 HOUR PHOTE (717) 781 G ton

Date:	Septem	ber 14	4, 199	3		•			
fo:	Office Departs	$0 \times -80.$	L6		tfare				
	llarris	burg,I	'a. 1/	TO2					
Re: Phil	Ladelphia	Fedet	al Cn	edit	VC D	-110 0			
Ünic	N1					nald G. C	rtman		
No:	57	_of	L993	ED	No:	705	of	1993	JD
					u u				

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. ROAĐARMFI, JR.



### COURT HOUSE - P. D. BOX 280

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

21 Hoth Proces (217) 281 6 inn

Date: September 14, 1993

10: Mrs. Valori S. Beagle

Madison Township Tax Collector

RR#1

Millville, Pa. 17846

Ro: Philadelphia Federal Credit VS. Ronald G. Ortman Union No: 705 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: Please send the Sheriffs Office a copy of all unpaid tax's up and through the 21st Day of October 1993 and will will probably collect them if this goes to sale. Respectfully.



# ##1 11/P 17471 784 1991 COURT HOUSE . P. O. BOX 300 BLOOMSBURG, PA 17819

## ffretin passing (711) 184 6 mm

PRESSZENTERERESE Fackawanna Avenue Altoomshirig, PA 17015

Halo:

September 14, 1993

Re! Sherlift's Sale Advertising Dates

Philadelphia Federal Credit

vs. Ronald G. Ortman

Union

fla. 57 of

1993 - Hi

No. 705 of 1993

all)

Dear Ship

Please advertise the enclosed SHERIFT SALE on the following dates:

1st work

October 14, 1993

2nd work

October 21, 1993

Jud work October 28, 1993

Leef free to contact me It you have any questions.

Respectfully,

Harry A. Roadarmel, Ar. Sher Ltt.

No. 26039

AMOUNT

DATE CHECK NO.

216 W. Washington Square • Philadelphia, PA 19106-3522

082693 00026039

SEVEN HUNDRED FIFTY AND 00/100 DDLLARS.

TO THE ORDER OF COLULMBIA COUNTY SHERIFF

\*\*\*\*\*750.00

» #236084298#2603903999999903# 44

#### SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 57 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 NOVEMBER 4, 1993 10:00 A.M.

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

PREMISES "A"

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

BEGINNING at a railroad spike (found) common corner with lands of David A. and Sherry Ortman about to be conveyed to the Grantee herein and in the centerline of Township Route No. 378; thence along said centerline, South 61 degrees 49 minutes 19 seconds West 55.95 feet to a nail (set) common corner with lands about to be conveyed to David A. Ortman and Sherry Ortman; thence by the same, North 47 degrees 43 minutes 44 seconds West 288.38 feet to a rebar (set) in line of lands of Linda K. Kile; thence along lands of said Kile, North 30 degrees 18 minutes 27 seconds East 53.90 feet to a rebar (found) common corner with other lands of the Grantors and lands about to be conveyed to the Grantee herein; thence along lands about to be conveyed to the Grantee herein, South 47 degrees 43 minutes 44 seconds East 318.28 feet to a railroad spike, the place of beginning.

BEING Tax Parcel No. 21-18-18-5.

TITLE TO SAID PREMISES "A" IS VESTED IN Ronald G. Ortman, II by Deed from Ronald G. Ortman and Linda K. Kile, etal, Partners dated 4/15/86 and recorded 4/16/86 in Deed Book 364 Page 451.

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

SEIZED AND TAKEN into execution at the suit of PHILADELPHIA FEDERAL CREDIT UNION Vs RONALD G. ORIMAN.

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

Said premises to be sold by:

HARRY A. ROADARMEL, Jr. Sheriff of Columbia County

Mr. Shawn D. Ward Esquire Attorney for Plaintiff