

GRANTOR: HARRY A ROADAMEL SHERIFF OF COLUMBIA COUNTY PO BOX 380 COLUMBIA COUNTY COURTHOUSE BLOOMSBURG PA 17815

GRANTEE: KERRY LYNN AND MARY BOYACK RR 1 BOX 221 ZION GROVE PA 17985

COMMONWEALTH OF PENNSYLVANIA **DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES**

DEPT. 280603 HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX NOTICE OF:

☑ DETERMINATION

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ZION GROVE
COUNTY COLUMBIA
Page 1097
Recording Date 3_29_95

CUT ALONG THIS LINE AND RETURN TOP PORTION WITH YOUR PAYMENT

THE REALTY TRANSFER TAX ON THE TRANSFER OF THE ABOVE PROPERTY HAS BEEN CALCULATED AS INDICATED BELOW.

A. REASON FOR DETERMINATION - NUMBER(5) 1.3. (See endosed sheet for explanation)

B. PAYMENT OF TAX

 To pay the total due the Commonwealth, make your check or money order payable to the PA Department of Revenue. To insure proper credit to your account, return the upper portion of this Notice with your tax payment to:

PA Department of Revenue Bureau of Individual Taxes Dept. 280603 Harrisburg, PA 17128-0603

- Please include the Control Number shown in the box above on all checks or money orders.
- Please note that additional Realty Transfer Tax also may be due the local taxing authority (municipality/school district).
- A Notice has been sent to the grantor and grantee.

C. INTEREST

Interest is calculated to 15 days beyond the Mailing Date of this Notice. If payment is made after the interest computation date, additional interest must be calculated. See enclosure.

D. PETITION FOR REDETERMINATION

 If you do not agree with this Notice, you may file a Petition as outlined on the reverse.

Control Number 5-1449-19	Mailing 4–2	Date 8 – 95	
Percentage Transferred	Percent	nge Taxable 100	%
Determined Value	\$	87,890	.00
Reported Value	\$ <u>_</u>	32,400	.00
Difference in Value	<u>\$</u>	55 , 490	00.00
Tax Due (.01 × Determined Valu	•) s	878	3.90
Tax Paid	\$	327	.00
Balance of Tax Due	\$	554	4.90
Interest Due TO 5-13-95	\$		6.17
Total Que Commonwealth	\$	56	1.07

 Questions can be answered by calling (717) 787-4994 DALE HENRY TDD# (717) 772-2252 (Hearing Impaired Only.)

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE

REASON FOR ADDITIONAL TAX DETERMINATION

- 1. The proper valuation basis was not used.
- 2. The total consideration must include all debts assumed.
- 3. The proper taxable value is the county assessed value multiplied by the county's common level ratio real estate valuation factor.
- 4. The taxable value of realty must include the value of the contracted-for improvements.
- Requested or adequate documentation was not provided.
- 6. The transfer did not qualify to be excluded from payment of the tax.
- 7. The transfer does not qualify for exclusion as a correctional or confirmatory deed.
- 8. The exclusion claimed for an agent or straw party transaction was disallowed.
- Transfers between a step-parent and a step-child or between an aunt/uncle and niece/nephew are taxable.
- 10. One or more of the possible/contingent trust beneficiaries disqualified the transfer as an excludable transaction.
- 11. Gifts to charitable or religious organizations are taxable. The grantor and grantee must both be religious organizations to qualify for the tax exclusion.
- 12. Familial exclusions do not apply to a decedant's estate. Any exclusion is dependent upon the grantee's relationship to the heirs specified in the Will.
- 13. The transfer involved the exercise of an option to purchase realty under a Will or the Will required the realty to be sold and is therefore taxable.
- 14. Familial transfers occurring within one year of each other are treated as if the original grantor were making the transfer.
- 15. The deed transferring title in an exchange between parties or in a conveyance of a portion of a partitioned property is taxable.
- 16. The grantee is not the holder of a bona fide mortgage in default.
- 17. The exampt status of one party to a transaction does not relieve the other party from the payment of the entire tax due.
- 18. The transfers to the excluded party was not by gift, dedication, condemnation or in lieu of condemnation and is taxable.
- 19. The transfer from the Industrial Development Authority (IDA) is taxable because:
 - a) The grantee is not directly using the property for a qualified purpose.
 - b) A person other than the IDA had an equity interest in the property.
 - c) The grantee was not the prior owner who conveyed the property to the IDA.
- 20. Transfers to or between corporations or partnerships are fully taxable.
- 21. On a transfer from a corporation or partnership, exclusion only applies to the percentage of ownership held by the grantee for at least two years.
- 22. The conveyance does not qualify for tax exclusion as a merger, consolidation or statutory division.
- 23. Interest is due on the delayed payment of the tax.
- 24. The conservancy did not possess a tax-exempt status pursuant to Section 501 (c) (3) of the Internal Revenue Code.



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE BUREAU OF INDIVIDUAL TAXES DEPT. 280603 HARRISBURG, PA 17128-0603

EXCLUDED/EXEMPT PARTIES

The attached Notice of Determination is not an assessment arrival you as a governmental entity from which an appeal must be taken. It is being sent to you for informational purposes only. This is a taxable transfer of real estate; however, as a governmental entity you are an excluded/exempt party and you are not responsible for payment of the tax due on this transaction. No action is necessary on your part. The responsibility for payment of the tax rests solely with the other party to this transfer. See 72 P.S.§8102-C.2.

PJK:mrl MRL:53



Gino L. Andreuzzi Attorney at Law

590 West 23rd Street Hazleton, Pennsylvania 18201 (717) 454-5102

April 18, 1995

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

RE: Terry N. and Donna A. Richart

Dear Sheriff Roadarmel:

This is to acknowledge that I am in receipt of the proceeds check forwarded by your office on March 30th of 1995, as result from the Sheriff's Sale held March the 9th of 1995. I will disburse these funds to my client at this time. In my opinion the Sheriff's Sale held March the 9th of 1995 was valid, and will be perfected upon your delivery of the Deed to the high bidders at the sale, Boyack and Storper.

My research indicates that the misadvertising which occurred with the Bloomsburg Press Enterprise Newspaper, wherein they advertised the sale date as in March the 23rd of 1995, will not amount to such an error as will serve to overturn the sale. I believe that the only party entitled to attack the sale would be Terry N. and Donna A. Richart, and they have not done so. Furthermore, upon your delivery and recording of the Deed to the new owners, I believe this would cut off the Richart's opportunity to attack the sale. In their attack they would have to allege whatever prejudice occurred, and, I would like to note at this point, that you did advise me that no bidders were present at the March 23rd sale.

As I understand the matter, there is no factual basis to claim fraud, which eliminates this defense. Therefore, the sale could not be attacked after your acknowledgement and delivery of the Deed. After an acknowledgment and delivery of the Sheriff's Deed to the vendee at a mortgage foreclosure sale, the vendee's title can be defeated only by fraud in the sale or a lack of authority to sell, not by mere defects and

April 18, 1995 Page 2

irregularities, however gross. North Philadelphia Trust Company vs. Hammond et al, 341 PA.77, 17 A.2d.881 (1941). Fenton vs. Joki, 294 PA.309, 144 A.136 (1928). Garrison vs. Erb, 424 PA.306, 227A.2d.848 (1967). Vend-A-Matic, Inc. vs. Frankford Trust Company, 296 Pa.Sup.492, 442 A.2d.1158 (1982).

For the above stated reasons and law, I do not believe the sale was invalid.

Kindest regards

Gino L. Andreuzzi

GLA/ffm

cc: Thomas E. Leipold, Esq.
Attorney for Boyack and Storker
Edwood Harding, Jr., Esq.
Attorney for the Sheriff
Mary Strohmayer
for ITT

Jole 9-95

LIEN CERTIFICATE

DATE _2/2/	95		
llits	is to certify t	that according to	our records, the
tax 1	tens in the Tao	c Claim Bureau ag	gainst the property
liste	d below, as of	December 31, 19	<u>94</u> .,
111	BEAVER TOWNSHI	P	_ are as follows:
Exclu Owner or R	ding: Interim	Tax Billings RICHART, TERRY N	I. & DONNA A.
Former Own	er!		MI I I I I I I I I I I I I I I I I I I
Parcel No.	01-16- 1	one what had there were pays in he had had well they may may also that their	the control and will have seen been supported that the the property of the pro
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	YEAR	TUTAL	- '
	1993	\$ 1,158.78	
	1994	1,132.84	
	LIEN	5.00	
	<u>CERTIE.</u> TOTAL	\$ 2.296.62	
The s	11.		ount(s) due during the
		H.,	
Requested	by: HARRY A	. ROADARMEL, JR.	SHERIEE
*XX*XX***XX	XX		
Pd	3-30-95	COLUMBIA COUN	TY TAX CLAIM BUREAU
		Dennis Long Director	

SHERIFF'S SALE

Distribution Sheet

Thorp Consumer Discount Co. or II	T Con. vs. Terry N & Donn	a A. Richart	
NO. 1204 of 1994 JE	DATE OF SALE: _	MAR 9-1995 a	at 10.00 AM
NO. 62 of 1994 ED	DATE OF SALE		
I HEREBY CERTIFY AND RETURN, The and took into execution the within described re	al estate, and after having given du	ie legal and time	ely notice of the time
and place of sale, by advertisements in divers	public newspapers and by handbill	ls set up in the r	nost public places in
my bailiwick, I did on (date) MARCH 9-1995	and (time)10	00 AM	, of said day
at the Court House, in the Town of Bloomsburg	g, Pennsylvania, expose said premis	ses to sale at pub	lic vendue or outcry,
when and where I sold the same to Kerry I	ynn and Maryann Boyack		
for the price or sum of (bid price) of \$3	32 ₄ 400.00		
Kerry Lynn and Maryann Boyack			
highest and best bidder, and that the highest a	•		
-			
Bid Price	1 939 76	-	
Poundage	6/0.00	-	
Transfer Taxes		- \$	\$34,280.26
		•	3,240,00
			31,040.26
•		•	
EXPENSES:	9/5/0		
Columbia County Sheriff - Costs	1 232.26	-	1,447.75
1 outlange		_ >	394.01
Newspaper			394.01
Printing			
Solicitor			50.00
Columbia County Prothonotary			13.50
Columbia County Recorder of Deeds -	Deed copy worl		
	Realty transfer taxe	S	648.00
	State stamp	S	100.0/
Tax Collector (Beaver Township	Del. Tax Bur. 1993-1994)	190.84
Columbia County Tax Assessment Offic	e		2,296.62
State Treasurer	DSTE		12.00
Other:		_	
		_	
		_	
	TOTAL EXPENSES	: \$	5,052,72
			34,280.26
	Total Needed to Purchas		
	Less Expense		5,052.72 29,127.54
	Net to First Lien Holde		-
	Plus Depos	it	750.00 29.877.54
	Total to First Lien Holde	er \$	29,877.54
Sheriff's Office, Bloomsburg, Pa.	So answers	Á	
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Columbia County Sheriff	Harry Al Roadarme	1 Ir	51101111
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i also wish to receive the following ices (for an extra fee): 1. XX Addressee's Address 2. \(\text{\texi{\text{\texi}\text{\text{\text{\text{\text{\text{\text{\texi}	icle Number 215 355 241 vice Type stered Insured filed COD ress Mail Merchandise a of Deliver 2 1 1894 ressee's Address (Only if requ fee is paid)	also with to receive the following ces (for an extra fee): 1.	DOMESTIC RETURN RECEIPT
	Gelivered. 3. Article Addressed to: Elizabeth Chyko Beaver Twp. Tax Collector R.R.2, Box 552 Bloomsburg, PA 17815 C Exp Bloomsburg, PA 17815 C Exp C Signature (Addressee) C Signature (Agent)	SENDER: Complete items 1 and/o. 'y additional services. Complete items 3, and 'b. 'b. diditional services. Complete items 3, and 'b. 'b. diditional services. Print your name and address on the reverse of this form so that we cerum this card to you. And this form to the front of the mailpiece, or on the back if space to stace this form to the front of the mailpiece or on the back if space to the front of the mailpiece or on the back if space to the front of the mailpiece or on the back if space to the front of the mailpiece, or on the back if space to the front of the mailpiece, or on the back if space to the front of the mailpiece, or on the back if space and the back if sp	PS Form 3811, December 1991 *U.S. GPO: 1992-323-402



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

REALTY TRANSFER TAX STATEMENT OF VALUE

See	Reverse	for	Instruction	19

	RECORDER'S USE ONLY
State Tax Poid	
Book Number	
age Number	
ate Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax

based on: (1) family relationship or (2) p) a tax exemption is claimed. public utility easement, If more	A Statement of Value is space is needed, attac	not required if the transfer is h additional sheet(s).	deed, (2) when the de- wholly exempt from to
Name	- All inquiries may	be directed to t	he following person	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
Street Address	Columbia Co Sho	g -1 €€	Area Code (1	
P.O. Barrago	Ci	ly	Area Code (77.7.) 30	19-5622 Zin Code
P.O. Box 380 Columbia B TRANSFER DATA Grantor(s)/tessor(s)	mbia Co. Count Fou	CO BLOCKOS Surca	DA 37036	
Grantor(s)/Lessor(s)		Date of Acceptance of	Document	·
Terry N. and Donna A. Fiel		Grantee(s)/Lessee(s)		<u>s</u>
122 West Washington Street		Street Address	nd Maryann BOVACK	<u>^\</u>
1		Route 1, Box	221, Columbia Co	*** +
henandoah, PA 17976	te Zip Code	C y	State	Zip Code
PROPERTY LOCATIO	M	Zion Grove	PA	17985
treef Address		City, Township, Borough		Section 1
R.R.1, Box223		Reaver Tokesel	bito Mina da	
ounty Olumbia	School District		nio, Zion Grove, I	A 17985
<u> </u>	Bloomsburg Ar	ext	01-16-6	
VALUATION DATA Actual Cash Consideration		A	1 2000	1
\$32,400.00	2. Other Consideration	Manafor Toy	3. Total Consideration	
County Assessed Value	5. Common Level Ratio Fo	548 (Y)	= \$34,280.26	
\$38,213.00	× 2.30	ictor	6. Fair Market Value	
EXEMPTION DATA	X 44.57		= 37,889,90	
Amount of Exemption Claimed	ib. Percentage of interest	Conveyed		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Check Appropriate Box Below for Ex Will or intestate succession				
<u></u>	(Name of De-	edent)	(Estate File Number)	
Transfer to Industrial Development			(and a standary	
Transfer to agent or straw party. (A	Attach copy of agency/straw p	arty agreement).		
Transfer between principal and gar	ent. (Attach copy of ganner)			
Transfer between principal and agr	the transfer of agency/s	iraw irusi agreemeni). Ti	ax paid prior deed \$	
Transfers to the Commonwealth, the (Attach copy of resolution).	United States, and Instrumer	italities by gift, dedication	on, condemnation or in lieu o	f condemnation.
Transfer from martgagor to a holde	er or a morrgage in default. A	Mortgage Book Number	, Page Num	ber ,
Contective deed (Attach copy of the	prior deed).			
Statutory corporate consolidation, n	nerger or division. (Attach co	ov of articles		
Other (Please explain exemption al-	rimed if all	e, or arricles),		
Other (Please explain exemption cla	nmed, ir other than listed abo	ve.)		
er penalties of law, I declare that I have belief, it is true, correct and complet	e examined this Statement	ncluding as-		
belief, it is true, correct and complete nature of Correspondent or Responsible Par	e	voing accompanying	3 intermation, and to the be	st of my knowledge
Land O Day			Date	
Standard V - 11 - V - V - V - V - V - V - V - V	Lurbia Ch. Sheriff	:		
· · · · · · · · · · · · · · · · · · ·	(SEE RE\		March	29 <mark>, 1</mark> 995

SHERIFF'S SALE REAL ESTATE FINAL COST SHEET

Mary Chris	VS 170 6	<u> </u>
NO E.D.	No. $1759 - 1$	J.D.
DATE OF SALE: 2 - 1-15		
BID PRICE (INCLUDES COSTS) POUNDAGE 2% BID PRICE TRANSFER TAX 2% BID PRICE MISC. COSTS	\$32,400, \$1,7,72.26 \$4,48,00 \$	-
TOTAL NEEDED TO PURCHASE		\$ 34,280,26
PURCHASER(S): REVEY LYNNAME(S) ON DEED: REVEY LYNN & PURCHASER(S) SIGNATURE(S):	BOYACK I Zion Grove, MAREYAMAN E87-57-75	PA. 17985 Boy ACK
AMOUNT RECEIVED BY SHERIFF FROM PURCHASE	, ,	11 7 ZG
	TOTAL DUE LESS DEPOSIT	\$34,280. CP
	DOWN PAYMENT	\$ 3,240.
	AMOUNT DUE IN	
	EIGHT DAYS	131,040,26

TAXES ARE DUE & PAYABLE PROMPT PAYMENT IS REQUESTED M A RICHART, TERRY & CONNA L R & 1 BOX 223 T O O O O O O O O O O O O O O O O O O	HOURS Wed 5:30 to 8:00pm; Apr 30 10 Noon, Closed Sundays & MEDISCOUNTATHE PENALTY HOLLIAYS; After Disc. Appt Only HAVE BEEN COMPUTED HONE (717) 784-3982 PHONE (717) 784-3982 FOR YOUR CONVENIENCE	1994 COUNTY & MUNICIPAL BEAVER TOWNSHIP AVABLE TO: h Chyko 552 552 Townshir	HOOL DISTRICT 07/51/34 745 / 745 / 751/34 745 / 745 / 745 / 751/34 377+21	AUG 31 0CT 31 0CT 31 0CT 31 0CT 31 OCT BEFORE OR BEFORE OR BEFORE	### PROPERTY DESCRIPTION
TYPE: R PROPERTY DESCRIPTION OF TY THE DESCRIPTION OF THE TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT RECIDENT OF THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT OF THE TAX NOTICE MUST BE RETURNED WITH THE TAX NOTICE WITH	NALTY PAY THIS E AMOUNT OR BEFORE OR B	COUNTY ASSESSMENT MILLS LESS DECOUNT TAX AMOUNT FACE ASSESSMENT MILLS LESS DECOUNT TAX AMOUNT FACE 38213 4.096 153.39 156.5 38213 4.096 20.09 28.6	t REAL ESTATE FOR BLOOMSBURG AREA SC DESCRIPTION ASSESSMENT REAL FILTE 38213.0	ACCES AFO 5:30-6:00FT JOLY OF THE DISCOUNTSTHE PENALTY PAY THIS HAVE BEEN COMPUTED FOR YOLF CONVENIENCE AMOUNT TAXES ARE DUE & PAYABLE PROMPT PAYMENT IS REQUESTED.	SCHOOL PACT NO. 31— ACCT NO. 31— PARCEL 01 PARCEL 01 SSS BUILDIN 5.55
To fourthouse bor	ا ن	1994 00744 V DUE NO. PENALTY 2 172.17 5 10.51 6 31.53	SCHO MAKE CHECKS PAYBLE TO: ELIZABETH CHYKO RR 3 BOX 552 BLOOMSBURG PA 178	HOURS WED 5:30-6:00FT AUG: 8/20 6 8/27 10 A A PPOINT MEWI: CL. PHONE 717-784-3982	RICHA A RICHA I R R I ZION I VOU DISHIFA RECEIP! ENCIR

SHERIFF'S SALE - COSTS SHEET

	vs. <u>%</u>	A JUSTE OF	<u></u>
NO. <u>42.374</u> E.D. NO. <u>123</u>	<u> </u>	DATE OF SALE	
Docket & Levy Service Nathing Advertising, Sale Bills & Newspa Posting Handbills Nileage Crying/Adjourn of Sale Sheriff's Deed Distribution Other	PERS	\$ 77.00 20.41 70.	
	TOTAL		s_ZH5,49
Press-Enterprise, Inc. Henrie Pr intin g Solicitor's Services		\$ 1.159.11	
	lotal		\$ 4/84.61
Proihonotary: Liens list Deed Notarizatio Other	DN	\$	
	TOTAL		. \$
Recorder of Deeds: Copywork Deed Other		\$	
	TOTAL		• /4
REAL ESTATE TAXES: BOROUGH/TWP, & COUNTY TAXES, SCHOOL TAXES, DISTRICT DELINQUENT TAXES, 1977		\$ 116,000	
MUNICIPAL RENTS: SEWER - MUNICIPALITY WATER - MUNICIPALITY	; 19	\$	_ _
	TOTAL		, \$
SURCHARGE FEE: (STATE TREASURER)	TOTAL		.\$
MISCELLANEOUS:		\$ 100	
	TOTAL		,\$ /2, ***
	TOTAL COSTS		
	A Mariana		

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

PHONE (717) 389-5622

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

24 HOUR PHONE (717) 784-6300

DATE:	FE	В 9-1	.995										
RE:	She	riff'	s Sa	le Adv	vertis.	ing D	ates						
	1	Thorp	Con	sumer	Disc.	<u>Co</u>	_vs.	Terry	N.	3	Donna	À.	Kichart
	No.	62	of	1994	ED		Nk	o.1204	_of	.19	94	JD	

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week FEB 16, 1995 DATE OF SALE MARCH 9-1995 at 1000 AM 2nd week FEB 23, 1995 3rd week MAR 2, 1995

Feel free to contact me if you have any questions.

Respectfully

rry A\Roadamel, Jr.

Shori Ff

My Commission-Expires

And now, 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.



Gino L. Andreuzzi Attorney at Law

590 West 23rd Street Hazleton, Pennsylvania 18201 (717) 454-5102

January 27, 1995

Harry A. Roadarmel Sheriff of Columbia County Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17815

RE: Thorp Consumer Discount Company
D/B/A ITT Consumer Discount Company

vs.

Terry N. Richart A/K/A Terry Richart and Donna A.

Richart, his wife, A/K/A Donna Richart

NO.: 1204 CV OF 1994

Dear Sheriff Roadarmel:

I have been contacted by the Schuylkill County Sheriff's Office, which has confirmed that they did in fact personally serve the Richarts at 422 W. Washington Street, Shenandoah, PA 17976 on January 26th of 1995. Included in that service was the notice of Sheriff's Sale, which in effect is the notice required by PA.R.C.P. 3129.2. I had previously requested service of this matter from your office, and included in the paperwork originally sent to you with the Writ of Execution. Of course, the Schuylkill County Sheriff's Office accomplished service of the Writ of Execution on the parties on the 26th of January of 1995.

The Schuylkill County Sheriff's Department has also advised that they included notations of the sale date of March 9th of 1995 at 10:00 A.M. at the Columbia County Courthouse, as we previously requested. I understand your office will now make arrangements for advertising for a sales date on the 9th of March at 10:00 A.M. Please provide me with a copy of your advertising notice/handbill.

I would also appreciate a copy of the Sheriff's Return of Service from Schuylkill County, and, a copy of the filed Writ of Execution, since I have not received same from either the Prothonotary's office or your office. If you need anything further, please advise.

Kindest regards;

Gino L. Andreuzzi

THORP CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS

COMPANY, D/B/A ITT CONSUMER:

DISCOUNT COMPANY, OF COLUMBIA COUNTY

PLAINTIFF

CIVIL ACTION -- LAW

٧s.

MORTGAGE FORECLOSURE

TERRY N. RICHART, A/K/A TERRY RICHART AND DONNA A. RICHART, HIS WIFE,:

A/K/A DONNA RICHART,

DEFENDANTS : NO.: 1204-CV- OF 1994

AFFIDAVIT PURSUANT TO RULE 3129.1

Thorp Consumer Discount Company, D/B/A ITT Consumer Discount Company, 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 estate located at RRI, Box 223, Zion Grove, Columbia County, Pennsylvania 17985-9601. See attached Exhibit "A" for description of real estate to be sold.

Name and address of owners, or possible or reputed owners:

Name Address

Terry N. Richart RR1, Box 223

A/K/A Terry Richart Zion Grove, PA 17985-9601

Donna A. Richart RRl, Box 223

A/K/A Donna Richart Zion Grove, PA 17985-9601

Name and address of defendants in the judgment: Name Address

Terry N. Richart RR1, Box 223

A/K/A Terry Richart Zion Grove, PA 17985-9601

Donna A. Richart RR1, Box 223

A/K/A Donna Richart Zion Grove, PA 17985-9601

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

herein are made subject to the	e penglties of 18 Pa. C. S. 4904
relating to unsworn falsificat	tion to authorities.
/ <u>/</u> //////////////////////////////	Gino L. Andreuzzi, Esquire
	Attorney for the Plaintiff

EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a P-K nail in the north side of Pennsylvania Traffic Route N. 339 at a point in line of lands now or late of Charles and Christine Linde; thence along same North sixty-five degrees twenty-seven minutes twenty-nine seconds East (N. 65 degrees 27' 29" E.) a distance of one hundred eight and nine tenths (108.9') feet to an axle in place; thence along same North twenty-six degrees two minutes thirty-one seconds West (N. 26 degrees 2' 31" W.) a distance of six hundred thirty-three and six-tenths (636.6') feet to a point; thence along lands now or late of Daniel Storper North sixty-four degrees fifty-nine minutes forty-five seconds East (N. 64 degrees 59' 45" E.) a distance of five hundred fortyfour and fifty-one hundredths (544.51') feet to a point in line of lands now or late of Daniel and Gloria Davis; thence along same South twenty-six degrees two minutes thirty-one seconds East (S. 26 degrees 2' 31" E.) a distance of six hundred sixty-six and fifty-three hundredths (666.53') feet to a point; Thence along same fouth eighty four degrees twenty-two minutes forty-three seconds East (S. 84 degrees 22' 43" E.) a distance of one hundred ninety-two and ten hundredths (192.10') feet to a point in line of lands now or late of Nicholas and Sharon Pragansky; thence along same South five degrees thirty-seven minutes seventeen seconds West (S 5 degrees 37' 17" W.) a distance of one hundred fifty-two and thirteen hundredths (152.13') feet to a point; thence along same South seventy-four degrees fourteen minutes forty seconds East (S. 74 degrees 14' 40" E.) a distance of two hundred ten and fifteen hundredths (210.15') feet to a point; thence along same South eighty-four degrees five minutes thirty seconds West (S. 84 degrees 5' 30" W.) a distance of one hundred thirty two and fifty one hundredthe (132.51') feet to a point on the north side of the aforesaid Highway Route No. 339; thence along same South eight degrees forty-two minutes twenty-nine seconds West (S. 8 degrees 42' 29" W.) a distance of two bundred seventeen and eighty-one hundredths (217.81') feet to a point, the place of beginning. CONTAINING 9.326 acres.

BEING the same premises which Laura Long, Widow, granted and conveyed onto Terry Richart and Donna Richart, husband and wife, dated 22nd day of September of 1987 and recorded in Columbia County Recorder of Deeds Office in Deed Book Volume 396 Page 1019.

BEING improved with a single family, one story home. Parcel Number: 01-16-6

TOGETHER with all improvements erected thereon: said property is more commonly known as RR#1, Box 223, Zion Grove, Columbia County, Pennsylvania 17985.

SHERIFF'S DEPARTMENT OF SCHUYLKILL COUNTY SCHUYLKILL COUNTY COURT HOUSE POTISVILLE, PENNSYLVANIA 17901 (717) 622-5570

** AFFIDAVIT OF RETURN **

T HEREBY CERTIFY	AND RETURN THAT SERVICE WAS MADE BY	HANDING A TRUE AND ATTESTED COPY TO :	
	TERRY RICHART (PERSONAL SER.) REAR WEST WASHINGTON ST. SHENANDOAH, PA		
SMORN AND SUBSCRIBED BEFORE	HE THIS	SO ANSHERS	=======================================
DAY OF		Jg T Hay (DEPUTY SHENDER	<u>1ea-</u>)
Реотноно	ARY	FRENCIS V. Y (SHERIFF OF SCHUYLHILL	neandre COUNTY)

END " OF - RETURN (62 OF 1994 E.B.)

SHERIFF'S DEPARTMENT OF SCHUYLKILL COUNTY SCHUYLKILL COUNTY COURT HOUSE POTTSVILLE, PENNSYLVANIA 17901 (717) 622-5570

** AFFIDAVIT OF RETURN **

DEPUTIZED FROM THE COUNTY OF COLUMBIA COUNTY

	PLAINTIFF	11 .	V S RICHART BONNA A. A	KA RI			FILED BY TYPE OF PA SERVING NO PRO FILE D EXPIRATION SHE RECEIV	ER : 62 OF 1994 E.B. : THORP CONSUMER PER : ((10)) HRIT OF MBER: 12829 ATE : 11/14/94 : EB : 12/20/94 ED : 02/01/95	DISCOU			FOR	
	P4 (1 7 7 8 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		****************		(DEFENDA)	NT THEBE	MATION)					*****	
		NAME		ADDR	ESS 1 AI	ODRESS 2		CITY	ST	ZIP	DEPL	JTY ADB	\$.
Ser	VITE FOR		IART DIINNA A. AKA IART TERRY N. AKA					SHENANJOAH SHENANJOAH		1 79 7 1797	 6 (6 (3) 3)	••
					(A T T E M P T S	AT	SERVI	C E)					
SEQ	DATE	TIME	SERVED TO		ADDRESS 1	ADDR	ESS 2	CITY		57	717	MILES	COST
¥		NEVE	ENOT FOUNDS R WORKED THERE		LONGS LUNCHEONETTE	MAIN	STREET	RINGTONN		PA	17967	36	9.00
	01/05/95		CHOT FOUND)					SHENANDOAK		PΑ		28	7.00
	01/12/95		CNST FOUND)					SHENANDOAH		PA		28	7,00
	01/19/95		INOT FOUND)					SHENANDOAH		PA		28	7,00
Ģ	1937 XQX 4D	1100	TERRY RICHART		REAR NEST MASHINGTO)N		SHENANDOAH		Pà		28	7,00
										-	TAL :		37,00
								TOTAL MILEAGE CHARGE	FOR ALC	L SEAV	ALCES 1		37,00 *

SHERTEF'S DEPARTMENT

OF SCHUYLKTLL COUNTY

SCHUYLKTLL COUNTY COURT HOUSE

POTTSVILLE: PENNSYLVANIA 17901

(717) 622-5570

** AFFIDAVIT OF RETURN **

. SERVICE ARY CHARGE	4,00	CDOCKET	******************************		
	2.00	CSERVICE	RECEIVING: DOCKETING & RETURN SERVICE	7.00 7.00	11.00 9.00
				Sub-Total	20.00 W
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F U.51	711	as	1621	

Date 12-19-94

City, State, ZIP Code

Request for Change of Address or Boxholder Information Needed for Service of Legal Process

Please furnish the new address or the name and street address (if a boxholder) for the following:
Name: TERRY N + DONINA A RICHART Address: RN BOX 273 210NS Grove, PA NOTE: The name and last known address are required for change of address information. The name, if known, and
Address: RD 1 BOX 273 210NS Grove PA
NOTE: The name and last known address are required for change of address information. The name, if known, and
post office box address are required for boxholder information.
The following information is provided in accordance with 39 CFR 265.6(d)(6)(ii). There is no fee for providing boxholder information. The fee for providing change of address information is waived in accordance with 39 CFR 265.6(d)(1) and (2) and corresponding Administrative Support Manual 352.44a and b.
1. Capacity of requester (e.g., process server, altorney, party representing himself): Deporty Sheriff
 Statute or regulation that empowers me to serve process (not required when requester is an attorney or a party acting pro-se - except a corporation acting pro-se must cite statute):
3. The names of all known parties to the litigation: TERRY N + DOWICA A RIC hart
4. The court in which the case has been or will be heard: <u>Columbia</u> <u>Co</u>
5. The docket or other identifying number if one has been issued: <u>CU - 1204-94</u>
6. The capacity in which this individual is to be served (e.g. defendant or defendant)s
WARNING
THE SUBMISSION OF FALSE INFORMATION TO OBTAIN AND USE CHANGE OF ADDRESS INFORMATION OR BOXHOLDER INFORMATION FOR ANY PURPOSE OTHER THAN THE SERVICE OF LEGAL PROCESS IN CONNECTION WITH ACTUAL OR PROSPECTIVE LITIGATION COULD RESULT IN CRIMINAL PENALTIES INCLUDING A FINE OF UP TO \$10,000 OR IMPRISONMENT OR (2) TO AVOID PAYMENT OF THE FEE FOR CHANGE OF ADDRESS INFORMATION OF NOT MORE THAN 5 YEARS, OR BOTH (TITLE 18 U.S.C. SECTION 1001).
I certify that the above information is true and that the address information is needed and will be used solely for seryice of legal process in connection with actual or prospective litigation.
Trank Vocano Po Box 380
Signature Address Boomsburg, PA 17815
Printed Name City, State, ZIP Code FOR POST OFFICE USE ONLY
No change of address order on file. NEW ADDRESS or
BOXHOLDER'S POSTMARK
Not known at address given. NAME and STREET ADDRESS Moved, left no forwarding address. NAME and STREET ADDRESS
No such address. Skawawarah PA 1797k

THORP CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS

COMPANY, D/B/A ITT CONSUMER:

DISCOUNT COMPANY,

OF COLUMBIA COUNTY

PLAINTIFF

:

CIVIL ACTION -- LAW

vs.

MORTGAGE FORECLOSURE

TERRY N. RICHART, A/K/A

TERRY RICHART AND

DONNA A. RICHART, HIS WIFE,:

A/K/A DONNA RICHART, : DEFENDANTS :

NO.: 1204-CV- OF 1994

AFFIDAVIT PURSUANT TO RULE 3129.1

Thorp Consumer Discount Company, D/B/A ITT Consumer Discount Company, 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 estate located at RRI, Box 223, Zion Grove, Columbia County, Pennsylvania 17985-9601. See attached Exhibit "A" for description of real estate to be sold.

1. Name and address of owners, or possible or reputed owners:

Name

Address

Terry N. Richart RR1, Box 223

A/K/A Terry Richart

Zion Grove, PA 17985-9601

Donna A. Richart A/K/A Donna Richart

RR1, Box 223 Zion Grove, PA 17985-9601

2. Name and address of defendants in the judgment: Name Address

Terry N. Richart

RR1, Box 223

A/K/A Terry Richart

Zion Grove, PA 17985-9601

Donna A. Richart

RRI, Box 223

A/K/A Donna Richart

Zion Grove, PA 17985-9601

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

sold: Name

Address

1. Thorp Consumer Discount

P. O. Box 9394

Co. D/B/A ITT Consumer

Minneapolis, MN 55440

Discount Company

Judgment #94-CV-1204

Judgment Amount:

S

Filed: 9-2-94

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

Name

1. Thorp Consumer Discount
Company D/B/A ITT Discount
Company
(Foreclosing Party)
Mortgage Book 450 Page 89
Amount: \$47,192.84
Dated 4/20/90 and Recorded
5/2/90

Address P. O. Box 9394

Minneapolis, MN 55440

- 5. Name and address of every other person who has any record lien on the property: None
- 5. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale: None.
- 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 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	he penalties of 18 Pa. C. S. 4904
relating to unsworn falsifica	<i>i i</i>
11/7/94	11 duding
Date / '	Gino L. Andreuzzi, Esquire Attorney for the Plaintiff

LAW OFFICE

GINO L. ANDREUZZI

590 23rd and JAMES STREETS

HAZLETON, PENNSYLVANIA 18201

MEMBER OF THE FLORIDA AND PENNSYLVANIA BARS

AREA CODE 717 454-5102

Prothonotary of Columbia County Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17815

RE: Thorp Consumer Discount Company
D/B/A ITT Consumer Discount Company

vs.

Terry N. Richart A/K/A Terry Richart and

Donna A. Richart, his wife, A/K/A Donna Richart

No.: 1204-CV OF 1994

Dear Sir:

Kindly file the enclosed Praecipe For Writ of Execution. Please have the Sheriff serve the Defendants personally with the Writ of Execution, Notice attached hereto, and the Sheriff's Sale Notice, copies enclosed. Please have the Sheriff fill in the time and date of sale on the Notice.

Enclosed are checks for filing fees, services and advertising.

Kindest regards,

Gino L. Andreuzzi

GLA/ffm Enclosures

Reply To Mailing Address: 590 W. 23rd Street Hazleton, PA 18201 THORP CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS COMPANY, D/B/A ITT CONSUMER:

DISCOUNT COMPANY,

PLAINTIFF

CIVIL ACTION -- LAW

VS.

MORTGAGE FORECLOSURE

OF COLUMBIA COUNTY

TERRY N. RICHART, A/K/A :
TERRY RICHART AND :
DONNA A. RICHART, HIS WIFE,:
A/K/A DONNA RICHART, :

Writ # 62-94

DEFENDANTS: NO.: 1204-CV- OF 1994

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must set promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valld claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

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

Susquehanna Legal Services 168 E. 5th Street Bloomsburg, PA 17815 (717) 784-8760

WRIT OF EXECUTION – (MORTGAGE FORECLOSURE) P.R.C.P. 3180 to 3183 and Rule 3257

THORP CONSUMER DISCOUNT COMPANY	IN THE COURT OF COMMON PLEAS OF
D/B/A ITT CONSUMER DISCOUNT COMPANY	XXXXXXXXX COUNTY, PENNSYLVANIA COLUMBIA
vs. TERRY N. RICHART A/K/A TERRY RICHART	No. <u>1204 CV</u> Term 19 <u>94</u> J.D. No. <u>Term 19</u> E.D.
AND DONNA A. RICHART, HIS WIFE, A/K/A DONNA RICHART	WRIT OF EXECUTION # 62-94 (MORTGAGE FORECLOSURE)
Commonwealth of Pennsylvania:	
County of buzzexxxxx Columbia TO THE SHERIFF OFCOLUMBIA	_ COUNTY, PENNSYLVANIA:
described property (specifically described property below):	the Defendants as more particularly described ia County Recorder of Deeds Office, said erence thereto. This property is more
	•
Amount Due	\$61,163.37
Interest from 5-13-94	\$ <u>1,418.94</u>
TOTAL as endorsed.	Prothonotary, Court of Common Pleas of
Dated 7 (1) 1394	tuzerne County, Pennsylvania Columbia
(SEAL)	By: (File File File File Deputy

EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a P-K nail in the north side of Pennsylvania Traffic Route N. 339 at a point in line of lands now or late of Charles and Christine Linde; thence along same North sixty-five degrees twenty-seven minutes twenty-nine seconds East (N. 65 degrees 27' 29" E.) a distance of one hundred eight and nine tenths (108.9') feet to an axle in place; thence along same North twenty-six degrees two minutes thirty-one seconds West (N. 26 degrees 2' 31" W.) a distance of six bundred thirty-three and six-tenths (636.61) feet to a point, thence along lands now or late of baniel Storper North sixty-four degrees fifty-nine minutes forty-five seconds East (N. 64 degrees 50' 45" E.) a distance of five hundred forty four and fifty-one hundredths (544.51') feet to a point in line of lands now or late of Daniel and Gloria Davis; thence along same South twenty-six degrees two minutes thirty-one seconds East (S. 26 degrees 2' 31" E.) a distance of six hundred sixty-six and fifty-three hundredths (666.531) feet to a point; thence along same South eighty-four degrees twenty-two minutes forty-three seconds East (S. 84 degrees 22' 43" E.) a distance of one hundred ninety-two and ten hundredths (192.10') feet to a point in line of lands now or late of Nicholas and Sharon Pragansky; thence along same South five degrees thirty-seven minutes seventeen seconds West (S 5 degrees 37' 17" W.) a distance of one hundred fifty-two and thirteen hundredths (152.131) feet to a point; thence along same South seventy-tour degrees fourteen minutes forty seconds East (S. 74 degrees 14' 40" E.) a distance of two hundred ten and fifteen hundredths (210.15') feet to a point; thence along same South eighty-four degrees five minutes thirty seconds West (S. 84 degrees 5' 30" W.) a distance of one hundred thirty-two and fifty-one hundredths (132.51') feet to a point on the north side of the aforesaid Highway Route No. 339; thence along same South eight degrees forty-two minutes twenty-nine seconds West (S. 8 degrees 42' 29" W.) a distance of two hundred seventeen and eighty-one hundredths (217.81') feet to a point, the place of beginning. CONTAINING 9.326 acres.

BEING the same premises which Laura Long, Widow, granted and conveyed onto Terry Richart and Donna Richart, husband and wife, dated 22nd day of September of 1987 and recorded in Columbia County Recorder of Deeds Office in Deed Book Volume 396 Page 1019.

BEING improved with a single family, one story home. Parcel Number: 01-16-6

TOGETHER with all improvements erected thereon: said property is more commonly known as RR#1, Box 223, Zion Grove, Columbia County, Pennsylvania 17985.

THORP CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS

COMPANY, D/B/A ITT CONSUMER:

DISCOUNT COMPANY.

vs.

PLAINTIFF

OF COLUMBIA COUNTY CIVIL ACTION -- LAW

MORTGAGE FORECLOSURE

TERRY N. RICHART, A/K/A TERRY RICHART AND DONNA A. RICHART, HIS WIFE,: Writ # 62-94 A/K/A DONNA RICHART.

DEFENDANTS: NO.: 1204-CV- OF 1994

WRIT OF EXECUTION NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

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Susquehanna Legal Services 168 E. 5th Street Bloomsburg, PA 17815 (717) 784-8760

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

THORP CONSUMER DISCOUNT COMPANY D/B/A ITT CONSUMER DISCOUNT COMPANY	IN THE COURT OF COMMON PLEAS OF XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
vs. TERRY N. RICHART A/K/A TERRY RICHART	No. <u>1204 CV</u> Term 19 <u>94 J.D.</u> No Term 19E.D.
AND DONNA A. RICHART, HIS WIFE, A/K/A DONNA RICHART	writ of execution $\#GQ-9$ (Mortgage foreclosure)
Commonwealth of Pennsylvania:	
County of buszexizex Columbia TO THE SHERIFF OFCOLUMBIA	COUNTY, PENNSYLVANIA:
See attached Exhibit "A", real property of in Deed Book Volume 396 Page 1019 of Colum description also incorporated herein by recommonly known as RR1, Box 223, Zion Grove	eference thereto. This property is more
Amount Due	\$61,163.37
Interest from 5-13-94	\$ <u>1,418.94</u>
TOTAL as endorsed.	Prothonotary, Court of Common Pleas of
Dated 101. 14, 1994	*** County, Pennsylvania Columbia Rue Crock A (B Ruccook)

Deputy

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BEING improved with a single family, one story home. Parcel Number: 01-16-6

TOGETHER with all improvements erected thereon: said property is more commonly known as RR#1, Box 223, Zion Grove, Columbia County, Pennsylvania 17985.

THORP CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS COMPANY, D/B/A ITT CONSUMER: DISCOUNT COMPANY,

PLAINTIFF

OF COLUMBIA COUNTY

CIVIL ACTION -- LAW

VS.

MORTGAGE FORECLOSURE

TERRY N. RICHART, A/K/A TERRY RICHART AND DONNA A. RICHART, HIS WIFE,: A/K/A DONNA RICHART, DEFENDANTS :

612-94 E.D.

NO.: 1204-CV- OF 1994

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

Notice to negeny given that by wirthe of the above

TERRY N. RICHART, A/K/A TERRY RICHART AND DONNA A. TO:RICHART, HIS WIFE, A/K/A DONNA RICHART, Defendants herein and owners of the Real Estate hereinafter described:

captioned Writ of Execution issued under the above captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry, to the highest and best bidder, for cash, at the Columbia County Courthouse, in the City of Bloomsburg, Columbia County Pennsylvania, on TEB9, 1995, at 1000 AM., THERRY Time, in the Torrenoon of said day, all your rights, title and interest in All that certain tract or parcel of land situate at RRI, Box 223, Zion Grove, Beaver Township, Columbia County, Pennsylvania 17985-9601, all of which is more particularly described in Exhibit "A" attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will not later than 30 days after

the sale file a schedule of distribution in his office, where the same will be available for inspection and distribution will be made in accordance with this Schedule unless exceptions are filed within ten (10) days thereafter.

Seized and taken into the execution at the suit of Thorp Consumer Discount Company D/B/A ITT Consumer Discount Company, vs. Terry N. Richart, A/K/A Terry Richart and Donna A. Richart, His Wife, A/K/A Donna Richart, Defendants. Judgment Number 1204-CV-OF 1994, and will be sold by Harry A. Roadarmel, Sheriff of Columbia County. The last known record owners of the property are Terry N. Richart, A/K/A Terry Richart and Donna A. Richart, His Wife, A/K/A Donna Richart.

Gino L. Andreuzzi, Esquire

Attorney for Plaintiff

EXHIBIT "A"

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BEING improved with a single family, one story home. Parcel Number: 01-16-6

TOGETHER with all improvements erected thereon: said property is more commonly known as RR#1, Box 223, Zion Grove, Columbia County, Pennsylvania 17985.

ATTY. GINO L. ANDREUZZI

CHEM'S ESCROW ACCOUNT

520 WEST 23HD SIREET

HAZIETON, DA 18201 1748

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THORP CONSUMER DISCOUNT : COMPANY, D/B/A ITT CONSUMER: DISCOUNT COMPANY. :

PLAINTIFF

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION -- LAW

VS.

MORTGAGE FORECLOSURE

TERRY N. RICHART, A/K/A:
TERRY RICHART AND:
DONNA A. RICHART, HIS WIFE,:
A/K/A DONNA RICHART,

DEFENDANTS :

NO.: 1204-CV- OF 1994

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

GINO L. ANDREUZZI, ESQUIRE, being duly sworn according to law, does aver that he is the Attorney for the Plaintiff and authorized to make this Affidavit on its behalf; and does aver that to the best of his personal knowledge, information and belief, the name and last-known address of the Owners and Defendants in the Judgment in the within action of Mortgage Foreclosure is:

Terry N. Richart
A/K/A Terry Richart
and Donna A. Richart, his wife,
A/K/A Donna Richart
RR1, Box 223
Zion Grove, PA 17985-9601

Gino L. Andreuzzi, Esquire

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

11/7/94

Gino L. Andreuzzi, Esquire Attorney for the Plaintiff

Date

THORP CONSUMER DISCOUNT : COMPANY, D/B/A ITT CONSUMER: DISCOUNT COMPANY,

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

PLAINTIFF

CIVIL ACTION -- LAW

VS.

MORTGAGE FORECLOSURE

TERRY N. RICHART, A/K/A TERRY RICHART AND DONNA A. RICHART, HIS WIFE,: A/K/A DONNA RICHART,

DEFENDANTS :

NO.: 1204-CV- OF

AFFIDAVIT OF WHEREABOUTS OF DEFENDANTS

GINO L. ANDREUZZI, ESQUIRE, being duly sworn according to law, does aver that he is the Attorney for the Plaintiff and authorized to make this Affidavit on its behalf; and does aver that to the best of his personal knowledge, information and belief, the name and last-known address of the Owners and Defendants in the Judgment in the within action of Mortgage Foreclosure is:

> Terry N. Richart A/K/A Terry Richart and Donna A. Richart, his wife, A/K/A Donna Richart RR1, Box 223 Zion Grove, PA 179,85-9601

> > Gino L. Andreuzzi, Esquire

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

11/7/94

Date

Gino L. Andreuxi, Esquire Attorney for the Plaintiff

THORP CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS

COMPANY, D/B/A ITT CONSUMER:

DISCOUNT COMPANY,

OF COLUMBIA COUNTY

PLAINTIFF

CIVIL ACTION -- LAW

vs.

MORTGAGE FORECLOSURE

TERRY N. RICHART, A/K/A TERRY RICHART AND DONNA A. RICHART, HIS WIFE,: A/K/A DONNA RICHART,

DEFENDANTS :

NO.: 1204-CV- OF 1994

TO: COLUMBIA COUNTY SHERIFF

Seize, levy, advertise and sell all the real property of the Defendants located at RR1, Box 223, Zion Grove, Pennsylvania 17985-9601.

You are hereby released from all responsibility in not placing watchman or insurance on real property levied on by virtue of this writ.

Gino L. Andreuzzi

Attorney For The Plaintiff

590 W. 23rd Street Hazleton, PA 18201

THORP CONSUMER DISCOUNT COMPANY, D/B/A ITT CONSUMER: DISCOUNT COMPANY,

PLAINTIFF

OF COLUMBIA COUNTY

IN THE COURT OF COMMON PLEAS

CIVIL ACTION -- LAW

MORTGAGE FORECLOSURE

VS.

TERRY N. RICHART, A/K/A TERRY RICHART AND DONNA A. RICHART, HIS WIFE,: A/K/A DONNA RICHART,

DEFENDANTS :

NO.: 1204-CV- OF

TO: COLUMBIA COUNTY SHERIFF

Seize, levy, advertise and sell all the real property of the Defendants located at RR1, Box 223, Zion Grove, Pennsylvania 17985-9601.

You are hereby released from all responsibility in not placing watchman or insurance on real property levied on by virtue of this writ.

Gino L. Andreuzzi

Attorney For The Plaintiff

590 W. 23rd Street Hazleton, PA 18201

LIEN CERTIFICATE

DATE 2/2/95		•	
tax liens listed bel in <u>BEAV</u> Excluding:	in the Tax ow, as of ER TOWNSHI Interim d Owner: J	Claim Bureau a December 31, 19 D Tax Billings RICHART, TERRY [. are as follows:
Parcel No.	01-16- 6	kana dagar dalah kelah da di kecili bilan yeng dibub digan mase dibuah bana sijen dalah	were printed the same with their with their blow with the court of the same court of the court o
Description	5,55 A	10	The state of the s
	1993 1994 LIEN CERTIE,	\$ 1,158.78 1,132.84 5,00 \$ 2.296.62	
The above f		present the amou	unt(s) due during the
		n dies with the same time wife, been miss finn past time to go even the been mis-	
Requested by:	HARRY A. R	COADARMEL, JR. S	HERIFE
		COLUMBIA COUNTY Dennis Long Director	TAX CLAIM BUREAU

THORP CONSUMER DISCOUNT : COMPANY, D/B/A ITT CONSUMER: DISCOUNT COMPANY,

PLAINTIFF

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION -- LAW

MORTGAGE FORECLOSURE

VS.

TERRY N. RICHART, A/K/A :
TERRY RICHART AND
DONNA A. RICHART, HIS WIFE,:
A/K/A DONNA RICHART,
DEFENDANTS :

NO.: 1204-CV- OF 1994

AFFIDAVIT OF SERVICE UPON JUNIOR LIENHOLDERS

I, Gino L. Andreuzzi, Esquire, Attorney for the Plaintiff, do depose and state that I did serve upon the Junior Lienholders of the above-captioned matter a true and correct copy of the handbills, and/or Notice of Impending Sheriff's Sale, pursuant to P.A.R.C.P. 3129.2, by ordinary first class mail. A copy of the Affidavit and proof of mailings are attached hereto and made a part hereof as Exhibit "A" and "B" respectively. A copy of the handbill CO notice is also attached hereto and made a part hereof as C.,5 0.0 Exhibit "C". I also verify that no mailings were returned within fifteen (15) days of mailing other than any returned mailings, if any, which are attached hereto.

I, Gino L. Andreuzzi, do hereby certify that the facts set forth in the foregoing matter are true and correct based upon my own personal knowledge, information or belief. I understand that false statements relating hereto are made

subject to the penalties of 18 PA C.S.A. 4904, relating to unsworn falsification to authorities.

Gino L. Andreuzzi Attorney for the Plaintiff

THORP CONDUMER DISCOUNT : IN THE COURT OF COMMON PLEAS COMPANY, D/B/A ITT CONSUMER: DISCOUNT COMPANY,

PLAINTIFF :

OF COLUMBIA COUNTY

VS.

CIVIL ACTION -- LAW

MORTGAGE FORECLOSURE

TERRY N. RICHART, A/K/A TERRY RICHART AND DONNA A. RICHART, HIS WIFE,: A/K/A DONNA RICHART.

DEFENDANTS :

NO.: 1204-CV- OF 1994

AFFIDAVIT PURBUANT TO RULE 3122.1

Thorp Consumer Discount Commany, D/B/A 1999 Communication Discount Company, 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 estate located at RRI, Box 223, Zion Grove, Columbia County, Pennsylvania 17985-9601. See attached Exhibit "A" for description of real estate to be sold.

i. Name and address of owners, or possible or

reputed numerat

Name

Address

Terry N. Richart A/K/A Terry Richart

RR1, Box 223 __ Zion Grove, PA 17985-9601

Donna A. Richart A/K/A Donna Richart

RR1, Box 223 Zion Grove, PA 17985-9601

2. Name and address of defendants in the judgment: Name Address

Terry N. Richart A/K/A Terry Richart

RRI, Rax 223 Zion Grove, PA 17985-9601

Domina A. Richart A/K/A Donna Richart

RRI, Box 223 Zion Grove, PA 17985-9601

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

sold: Name

Address

1. Thorp Consumer Discount

P. O. Box 9394

Co. D/B/A ITT Consumer

Minneapolis, MN 58440

Discount Company

Judgment #94-0V-1204

Judgment Amount:

\$

Filed: 9-2-94

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

Name

1. Thosp Consumer Discount Company D/B/A ITT Discount Company (Foreclosing Party)
Mistigage Book 450 Page 40 Amount: \$47,192.84
Dated 4/20/90 and Recorded 5/2/90

Address 2. O. Box 9394 Minneapolis, MN 85440

- 5. Name and address of every other person who has any record lien on the property: Mone
- 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: None.
- 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 that the statements made in this Affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements

herein are made subject to the penalties of 18 Pa. C. S. 4904 relating to unsworn falsification to authorities.

Date 1/1/2/94

Gino L. Andreuzzi, Esquire

Attorney for the Plaintiff

EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land situate in Beaver Township, Columbia County, Permaylvania, Januariot out

REGINNING at a P-K mail in the north side of Pennsylvania Traffic Route N. 339 at a point in line of lands now or late of Charles and Christine Linde; thence along name North sixty-five degrees twenty-seven minutes twenty-nine seconds East (N. 65 degrees 27' 29" E.) a distance of one hundred eight and nine tenths (108.9') feet to an oxle in place; thence along same North twenty-six degrees two minutes thirty-one seconds West (N. 26 degrees 2' 31" W.) a distance of six hundred thirty-three and six-tenths (636.6') feet to a point; thence along lands now or late of Daniel Storper North sixty-four degrees fifty-nine minutes forty-five seconds East (N. 64 degrees 59' 45" R.) a distance of five bundred forty four and fifty-one hundredths (544.51) feet to a point in line of lands now or late of Daniel and Gloria Davis: thence along name Bankli twenty at a degrees two intention thereby one seconds East (S. 26 degrees 2' 31" E.) a distance of six hundred mixty-nix and fifty-three hundredths (666, 31) feet to a point; thence along same South eighty-four decrees twenty-two minutes forty-three seconds East (S. 84 degreen 22' 43" E.) a distance of one hundred ninety-two and ten hundredths (192.10') feet to a point in line of lands now of late of Nicholas and Sharon Pragansky; thence along same South five degrees thirty-seven minutes seventeen seconds West (S 5 degrees 37' 17" W.) a distance of one hundred fifty-two and thirteen hundredths (152.13') feet to a point; thence along same South seventy-four degrees fourteen minutes forty seconds East (S. 74 degrees 14' 40" E.) a distance of two hundred ten and fifteen hundredths (210.15') feet to a point; thence along same South eighty-four degrees five minutes thirty seconds West (s. 84 degrees 51 30" E.) a distance of one hundred thirty-two and filty-one hundredths. (132.5)) feet to a point on the north side of the oforesald Highway Route No. 339; thence along same South eight degrees forty-fun minutes twenty-nine seconds West (s. 8 degrees 45) 29" W.) a distance of two hundred seventeen and eighty-one hundredths (217.81') feet to a point, the place of beginning. CONTAINING 9.326 acres.

BEING the same premises which Laura Long, Widow, granted and ophveyed onto Terry Richart and Donna Richart, husband and wife, dated 22nd day of September of 1987 and recorded in Columbia County Recorder of Deeds Office in Deed Book Volume

BEING improved with a single family, one story home. Parcel Number: 01-16-6

TOGETHER with all improvements exected thereon: said property is medic commenty known on RRFE, from 1935, from Groups Columbia County, Pennsylvania 17985.

CERTIFICATE OF MAILING MAY 8E USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER Received From: Gino L. Andreuzzi, Esq. 590 W. 23rd Street Hazletor, PA 18201 One piece of ordinary mail addressed to: Terry N. Richart A/K/A Terry Richart P. O. Box 15 4a. Article Number Shenandoah, PA 17976 Express Mail PS Form 3817, Mar. 1989 .986 GPO: 1993 O - 151-051 CERTIFICATE OF MAILING MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE - POSTMASTER Received From: Gino L. Andreuzzi, Ésq. 590 W. 23rd Street Hazleton, PA 18201 Thank you for using Return Receipt Service One place of ordinary mail addressed to: Terry N. Richart A/K/A Terry Richart 422 422 W. Washington Street Shenandoah, PA 17976 Washington Street PS Form 3817, Mar. 1989 GPO : 1993 0 - 151-0 Richart 18201 CERTIFICATE OF MAILING MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER Èsq. Received From: GSO Gino L. Andreuzzi, Esq 590 W. 23rd Stroot Hazleton, PA 18201 0 One piece of ordinary mail addressed to: Donna A. Richart 151-051

IRN ADDRESS completed on the reverse sid

Gino

Andreuzzi,

91-05-10\$

30612**5**99 - 210 70164 70164 1053 JZ6H

PS Form 3817, Mar. 1989

P. O. Box 15

A/K/A Donna Richart

Shenandoah, PA 17976

GPO : 1993 O ~ 151-05

THORP CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS COMPANY, D/B/A ITT CONSUMER: DISCOUNT COMPANY,

PLAINTIFF :

OF COLUMBIA COUNTY

CIVIL ACTION -- LAW

VS.

MORTGAGE FORECLOSURE

TERRY N. RICHART, A/K/A TERRY RICHART AND DONNA A. RICHART, HIS WIFE,: A/K/A DONNA RICHART,

DEFENDANTS: NO.: 1204-CV- OF 1994

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TERRY N. RICHART, A/K/A TERRY RICHART AND DONNA A. TO: RICHART, HIS WIFE, AVEZA BONNA RICHART, DeLendanUS herein and owners of the Real Estate hereinaf er described:

NOTICE IS HEREBY GIVEN that by virtue of the abovecaptioned Writ of Execution issued under the above captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry, to the highest and best bidder, for cash, at the Columbia County Courthouse, in the City of Bloomsburg, Columbia County Pennsylvania, on <u>March 9, 1995</u>, at <u>10:00 A.</u>M.,

Time, in the <u>fore</u>noon of said day, all your rights, title and interest in All that certain tract or parcel of land situate at RRI Box 223, Zion Grove, Beaver Township, Columbia County, Pennsylvania 17985-9601, all of which is more particularly described in Exhibit "A" attached hereto and incorporated

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will not later than 30 days after

1

herein.

the sale file a schedule of distribution in his office, where the same will be available for inspection and distribution will be made in accordance with this Schedule unless exceptions are filed within ten (10) days thereafter.

Selved and taken into the execution at the suit of Thosp Consumer Discount Company D/B/A ITT Consumer Discount Company, vs. Terry N. Richart, A/K/A Terry Richart and Donna A. Richart, His Wife, A/K/A Donna Richart, Defendants. Judgment Number 1204-CV-OF 1994, and will be sold by Harry A. Roadarmel, Sheriff of Columbia County. The last known record owners of the property are Terry N. Richart, A/K/A Terry Richart and Donna A. Richart, His Wife, A/K/A Donna Richart.

Gino L. Andreuszl, Esquire Attorney for Plaintiff

EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land situate in Beaver Township, Columbia County, Pennaghyania, Jamested and

RECINNING at a P-K hail in the borth side of Pennsylvania Traffic Route N. 339 at a point in line of Lunds now or late of Charles and Christine Linde; thence along same North sixty-five degrees twenty-seven minutes twenty-nine seconds East (N. 65 degrees 27' 29" E.) a distance of one hundred eight and nine tenths (108.9') feet to an tale in place; thence along same North twenty-six degrees two minutes. thirty-one seconds West (N. 26 degrees 2' 31" W.) & distance of six bundred thirty-three and six-cenths (636.61) feet to a Point; thence along lands now or late of Daniel Storper North sixty-four degrees fifty-nine minutes forty-five seconds East (N. 64 degrees 59' 45" E.) a distance of five hundred forly four and fifty-one hundredths (544.51') feet to a point in line of lands now or late of Daniel and Gloria Davis; thence along memo Builly twenty als dograms two minutes There's own Security East (S. 25 degrees 2' 31" E.) a distance of six laundred stry six and fifty three bundredths (sec. cv) foor to a point; thence along same Nouth eighty-four degrees twenty-two minutes forty-three seconds East (S. 84 degrees 22' 43" E.) a distance of one hundred ninety-two and ten hundredths (192.10') feet to a point in line of lands now or late of Nicholas and Sharon Pragansky; thence along same South five degrees thisty-seven minutes seventeen seconds West (8 5 degrees 37' 17" W.) a distance of one hundred fifty-two and thirteen hundredths (152.13') feet to a point; thence along same South seventy-four degrees fourteen minutes forty seconds East (S. 74 degrees 14' 40" E.) a distance of two hundred ten and fifteen hundredths (210.15') feet to a pointy thence along same South eighty-four degrees five minutes thirty seconds West (S. 84 degrees 5' 36" W) a distance of one hundred thirty two and riftly one headendthe (132.51') feet to a point on the north side of the afgressia Bryhway Roule No. 339; Thence along same South eight degrees forty-two minutes twenty-nine seconds West (S. 8 degrees 42' 29" W.) a distance of two hundred seventeen and eighty-one hundredths (217.81') feet to a point, the place of beginning.

BEING the same premises which Laura Long, Widow, granted and ophyoged onto Terry Richart and Donna Richart, husband and wife, dated 22nd day of September of 1987 and recorded in Columbia County Recorder of Deeds Office in Deed Book Volume

BEING improved with a single family, one story home. Parcel Number: 01-16-6

TOGETHER with all improvements erected thereon: said promposity is more community known to make them seem some street colimita County, Pennsylvania 17935.

To 12829

HARRY A. ROADARMEL, JR.



PHONE (717) 784-1991

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

24 HOUR PHONE (717) 784-6300 FAX (717) 784-0257

Thorp Consumer Discount Co dba ITT Consumer Discount Co. PLAINTIFI vs. Terry N. Richart aka Terry Richart and Donna A. Richart aka Donna Richart ENDANT	No. 62 of 1994 E.D. CD Term, 19 1204 CV of 1994 WRIT of ExecutionMortgage Foreclosure
NOW, December 19	19 94 , I, Harry A. Roadarmel Jr.
High Sheriff of Columbia County, Pennsylvania, do here V. Mcandrew, ESQ. County, Pennsylvania, to execute this Writ. This deputat	eby deputize the Sheriff & Chuylkill County, Francis. tion being made at the request and risk of the Plaintiff
Defendants alleged address is P.O. Box 15, Shenan ADVANCE DEPOSIT: Check No. 7385 in the amount of \$75.00.	Sheriff, Columbia County, Pennsylvania
AFFIDAV≀ T	OF SERVICE
NOW, 19, at within	
at	
original and made know	vn to the contents thereof.
Sworn and Subscribed before me this	So Answers,
day of 19	Sheriff
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 R G y ーのは入之



SHERITE OF COLUMBIA COUNTY

- Проеж С 17) 784 **19**94

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

21 note more. (717) 781 6300

Gino L. Andreuzzi, Atty. 590 West 23rd St. Hazleton, PA 18201

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
Thorp Consumer Discount Co.
VS.
Terry N.and Donna A. RICHART
WRIT OF EXECUTION 62 of 1994
(MORIGAGE FORECLOSURE) JD 1204 of 1994

POSITING OF PROPERTY

Chief Deputy Sheriff T. Chamberlair OSTED A COPY OF THE SHERIFF'S SALE BILL

ON THE PROPERTY OF Box 223, R.R.1, Zion Grove, Pa., and Columbia Co. Sheriff's office and front bulletin board of the Columbia Co. Court House, on FEB 9, 1995.
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY

SHERIFFT, Chamberlain

SO ANSWERS

DEPUTY SHERTER

SHERIFF, HARRY A. ROADARMEL, JR.

SWORN AND SUBSCRIBED BEFORE ME

DAY OF Fub. 1995

IAMI B. KLINE, PROTHONOTARY OF COLUMBIA COUNTY

RECORD SECTION

100 July 100



SHERITE OF COLUMBIA COUNTY PHORE COURT HOUSE - P. O. BOX 3ng MOURAL MANAGEMENT (MANAGEMENT) BEOOMSBURG, PA 17815 717-389-5622 FAX 717-784-0257

23 funtile comme (717) 781 6300

Gino L. Andreuzzi Attorney at Law 590 West 23rd St. Hazleton, Pa. 18201

TAMI B. KLINE, PROTHIONOJARY OF COLUMBIA COUNTY OF COLUMBIA

IN THE COURT OF COMMON PLEAS Thorp Consumer Dis. Co. OF COLUMBIA COUNTY, COMMONWEALTH OF PENNA. Vs Terry N & Donna. A. Richart NO. 1204 of 1994 J.D. 6**9** of 1994 E.D.

WRIT OF EXECUTION

SERVICE ON Terry Richart, Rear 422 W. Washington, Shenandoah, Pa.

DM Top 26 1005	
ON Jan 26, 1995 AT 1100 ho	A TRUE AND ATTESTED CORY
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 Terry Richart
BY DEPUTY SHERIFF of :	AT _{Rear 422 W. Washington, Shenandoah, Pa. Schuylkill County, Sgt. Hayes}
SERVICE WAS MADE BY HANDING THE SAID WRIT OF	EXECUTION AND NOTICE OF SHERIFF'S
SALE IN REAL ESTATE AND A COPY OF THE DESCRI	PTION 10 Terry Richart
attached. to this notice. Also enclosed is at 1000 AM	of affidavit from Schuylkill Count y is a new copy of the sale bill, for MAR 9-95
	SO ANSWERS: OEPUTY SHERIFF
SWORN AND SUBSCRIBED BEFORE ME HIS 94 DAY OF Full 1995	SHERIFF
Thelia Carollelle	

THORP CONSUMER DISCOUNT : COMPANY, D/B/A ITT CONSUMER: DISCOUNT COMPANY,

PLAINTIFF

VS.

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL ACTION -- LAW MORTGAGE FORECLOSURE

TERRY N. RICHART, A/K/A TERRY RICHART AND DONNA A. RICHART, HIS WIFE,: A/K/A DONNA RICHART,

DEFENDANTS :

NO.: 1204-CV- OF

AFFIDAVIT OF SERVICE UPON JUNIOR LIENHOLDERS

I, Gino L. Andreuzzi, Esquire, Attorney for the Plaintiff, do depose and state that I did serve upon the Junior Lienholders of the above-captioned matter a true and correct copy of the handbills, and/or Notice of Impending Sheriff's Sale, pursuant to P.A.R.C.P. 3129.2, by ordinary first class mail. A copy of the Affidavit and proof of mailings are attached hereto and made a part hereof as Exhibit "A" and "B" respectively. A copy of the handbill notice is also attached hereto and made a part hereof as Exhibit "C". I also verify that no mailings were returned within fifteen (15) days of mailing other than any returned mailings, if any, which are attached hereto.

I, Gino L. Andreuzzi, do hereby certify that the facts set forth in the foregoing matter are true and correct based upon my own personal knowledge, information or belief. I understand that false statements relating hereto are made

subject to the penalties of 18 PA C.S.A. 4904, relating to unsworn falsification to authorities.

Gino L. Andreuzzi Attorney for the Plaintiff

THORP CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS COMPANY, D/B/A ITT CONSUMER:

DISCOUNT COMPANY,

OF COLUMBIA COUNTY

PLAINTIFF

CIVIL ACTION -- LAW

MORTGAGE FORECLOSURE

TERRY N. RICHART, A/K/A TERRY RICHART AND

VS.

DONNA A. RICHART, HIS WIFE,:

A/K/A DONNA RICHART, DEFENDANTS :

NO.: 1204-CV- OF 1994

AFFIDAVLY PUREDANT TO RULE 3129.1

Thorp Consumer Discount Company, D/H/A Pro Concensed Discount Company, 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 estate located at RRI, Box 223, Zion Grove, Columbia County, Pennsylvania 17985-9601. See attached Exhibit "A" for description of real estate to be sold.

I. Name and address of owners, or possible or

reputed owners:

Name

Address

Terry N. Richart A/K/A Terry Richart

RR1, Box 223 Zion Grove, PA 17985~9601

Donna A. Richart A/K/A Donna Richart

RRI, Box 223 Zion Grove, PA 17985-9601

2. Name and address of defendants in the judgment: Name Address

Torry N. Richart A/K/A Terry Richart

RRI, Box 223 Zion Grove, PA 17935-9601

Donna A. Richart A/K/A Donna Richart

RR1, Box 223 Zion Grove, PA 17985-9601

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

sold: Name

Address

1. Thorp Consumer Discount

P. O. Box 9394

Co. D/B/A ITT Consumer

Minneapolis, MN 55440

Discount Company

Judgment #94-CV-1204

Judgment Amount:

Ċ,

Filed: 9-2-94

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

Name

1. Thorp Consumer Discount
Company D/B/A ITT Discount
Company
(Poreclosing Party)
Mortgage Book 450 Page 60
Amount: \$47,192.84
Dated 4/20/90 and Recorded
5/2/90

.....

Address P. O. Box 9394 Minneapolis, MN 55440

- 5. Name and address of every other person who has any record 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: None.
- 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 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 th	e penadities of 18 Pa. C. S. 4904
relating to unsworn falsifica	tion to authorities.
Date /1/7/94	tion/to authorities. Gino L. Andreuzzi, Esquire Attorney for the Plainties
	Attorney for the Plaintiff

Į

EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land situate in Beaver Township, Columbia Condby, Pennsylvania, lessecol and described as follows:

BEGINNING at a P-K nail in the north mide of Pennsylvania Traffic Route N. 339 at a point in line of lands now or late of Charles and Christine Sinde; thence along some North sixty-five degrees twenty-seven minutes twenty-nine seconds East (N. 65 degrees 271 29" E.) a distance of one hundred eight and nine tenths (108.9') feet to an axle in place; thence along same North twenty-six degrees two minutes thirty-one seconds West (N. 26 degrees 2' 31" W.) a distance of six hundred thirty-three and six-tenths (636.6') feet to a point; thence along lands now or late of Danie! Storper Worth sixty-four degrees fifty-nine minutes forty-five seconds East (N. 54 degrees 59' 45" E.) a distance of five hundred forty four and fifty-one hundredths (544.5)') feet to a point in line of lands now or late of Daniel and Gloria Davis; thence alone, among Bundlik twouly alt dog, over less minutes the tyrone seconds East (S. 26 degrees 2' 31" E.) a distance of six hundred aixty aix and fifty three handredths (666,531) feet to a point; thence along same South eighty-four decrees (wenty two minutes forty-three seconds East (8, 84 degrees 22' 43" E.) a distance of one hundred ninety-two and ten bundredths (192.10') feet to a point in line of lands now or late of Nicholas and Sharon Pragansky; thence along same South five degrees thirty-seven minutes seventeen seconds West (S 5 degrees 37' 17" W.) a distance of one hundred fifty-two and thirteen hundredths (152.13') feet to a point; thence along same South seventy-four degrees fourteen minutes forty seconds East (S. 74 degrees 14' 40" E.) a distance of two hundred ten and fifteen hundredths (210.15') feet to a point; thence along same South eighty-four degrees five minutes thirty seconds West (S. 84 day ear 5' 38" W.) a distance of one hundred thirty-two and fifty-one bundredths. (132.51') feet to a point on the north side of the aforemail Highway Route No. 335; thence along same South eight degrees forty-two minutes twenty-nine seconds West (s. 8 dogress 42) 29" W.) a distance of two hundred seventeen and eighty-one hundredths (217.81') feet to a point, the place of beginning. CONTAINING 9.326 acres.

BEING the same premises which Laura Long, Widow, granted and conveyed onto Terry Richart and Donna Richart, husband and wife, dated 22nd day of September of 1987 and recorded in Columbia County Recorder of Deeds Office in Deed Book Volume 396 Page 1019.

BEING improved with a single family, one story home. Parcel Number: 01-16-6

TOGETHER with all improvements exected thereon: said proposity is more commonly brown as RW#1, Box 223, S.on Grove Columbia County, Pennsylvania 17985.

	de Ao	ur E	RN AI	DDRE	SS co	mplet	ed on th	e rever
	S FOLM 38		5. Signature		Minne	1777 C	The Return RudeRecord 3. Article /	return this card Attach this f does not permit Write "Return
POSTAL SERVICE CERTIFICATE OF MAILING BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT IDE FOR INSURANCE—POSTMASTER	7. Dec		Addressee		Minneapolis,	Consumer HWY 169 N	eceipt will show a	to you.
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XHIBIT "B"

THORP CONSUMER DISCOUNT : IN THE COURT OF COMMON PLEAS COMPANY, D/B/A ITT CONSUMER: DISCOUNT COMPANY,

PLAINTIFF

OF COLUMBIA COUNTY CIVIL ACTION -- LAW MORTGAGE FORECLOSURE

VS.

TERRY N. RICHART, A/K/A TERRY RICHART AND DONNA A. RICHART, HIS WIFE,: A/K/A DONNA RICHART,

DEFENDANTS: NO.: 1204-CV- OF 1994

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: TERRY N. RICHART, A/K/A TERRY RICHART AND DONNA A. RICHARD, HIS WIFE, AVEYA DOMNA RICHART, DELCARRED herein and owners of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the abovecaptioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry, to the highest and best bidder, for cash, at the Columbia County Courthouse, in the City of Bloomsburg, Columbia County Pennsylvania, on March 9, 1995 , at 10:00 A.M.,

Time, in the <u>fore</u>noon of said day, all your rights, title and interest in All that certain tract or parcel of land situate at RR1, Box 223, Zion Grove, Beaver Township, Columbia County, Pennsylvania 17985-9601, all of which is more particularly described in Exhibit "A" attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will not later than 30 days after

the sale file a schedule of distribution in his office, where the same will be available for inspection and distribution will be made in accordance with this Schedule unless exceptions are filed within ten (10) days thereafter.

Seized and taken into the execution at the suit of Thorp Consumer Discount Company D/B/A (TT Consume: Discount Company, vs. Terry N. Richarl, A/E/A Terry Fielant and Deams A. Richart, His Wife, A/K/A Donna Richart, Defendants. Judgment Number 1204-CV-OF 1994, and will be sold by Harry A. Roadarmel, Sheriff of Columbia County. The last known record owners of the property are Terry N. Richart, A/K/A Terry Richart and Donna A. Richart, His Wife, A/K/A Donna Richart.

> Gino L. Andreuszl, Esquire Attorney for Plaintiff

EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land situate in Beaver Township, Columbia County, Permaylvania, leasaint and

BEGINNING at a P-K nail in the north side of Pennsylvania Traffic Route N. 339 at a point in line of lands now or late of Charles and Christine Linde; thence along same North sixty-five degrees twenty-seven minutes twenty-nine seconds East (N. 65 degrees 271 29" E.) a distance of one hundred eight and nine tenths (108.9') feet to an exle in place; thence along same North twenty-six degrees two minutes. thirty-one seconds West (N. 26 degrees 2' 31" W.) a distance of six hundred thirty-three and six-tenths (636.6% feet to a point; thence along lands now or late of Daniel Storper North sixty-four degrees fifty-nine minutes forty-five seconds East (N. 64 degrees 59' 45" E.) a distance of five hundred forty four and fifty-one hundredths (544.51') feet to a point in line of lands now or late of Daniel and Gloria Davis; thence along many that he twenty at a degree of two minutes that is some seconds East (S. 26 degrees 2' 31" E.) a distance of six humbred sixty six and fifty three hundredths (see, 51) foot to a point; thence along same South eighty-four degrees twenty-two minutes forty-three seconds East (S. 84 degrees 22' 43" E.) a distance of one hundred ninety-two and ten hundredths (192.10') feet to a point in line of lands now or late of Nicholas and Sharon Pragansky; thence along same South five degrees thirty seven minutes seventeen seconds West (S 5 degrees 37' 17" W.) a distance of one hundred fifty-two and thirtoen hundredths (152.13') feet to a point; thence along same South seventy-four degrees fourteen minutes forty seconds East (S. 74 degrees 14' 40" E.) a distance of two hundred ten and fifteen hundredths (210.15') feet to a point; thence along same South eighty-four degrees five minutes thirty seconds West (S. 84 degrees 51 307 S) a distance of one hundred thirty-two and rifty-one hundredths. (132.51') feet to a point on the north side of the aforesaid Highway Route No. 335; thence along same South eight degrees forty-two minutes twenty-nine seconds West (S. 3 degrees 42' 29" \hat{W}_{+}) a distance of two hundred seventeen and eighty-one hundredths (217.81') feet to a point, the place of beginning. CONTAINING 9.326 acres.

BEING the same premises which Laura Long, Widow Granted and conveyed onto Terry Richart and Donna Richart, husband and wife, dated 22nd day of September of 1987 and recorded in Columbia County Recorder of Demis Office in Deed Book Volume

BRING improved with a single family, one story home. Parcel Number: 01-16-6

TOCETHER with all improvements erected thereon: said property is merce community belown as well 1. Non-2-1, when every Columbia County, Pennsylvania 17985.



Gino L. Andreuzzi Attorney at Law

590 West 23rd Street Hazleton, Pennsylvania 18201 (717) 454-5102

February 7, 1995

Prothonotary of Columbia County Columbia County Courthouse P. O. Box 380 Bloomsburg, PA 17815

RE: Thorp Consumer Discount Company

D/B/A ITT Consumer Discount Company

vs.

Torry N. Richart A/K/A Torry Richart and

Donna A. Richart, his wife, A/K/A Donna Richart

NO.: 1204-CV OF 1994

Dear Sir:

Please file the enclosed Affidavit of Service Upon Junior Lienholders in the above-captioned matter. Please forward a stamped copy to the Sheriff's Office to be included as part of their file. Please return a stamped copy to my office in the envelope provided.

Kindest regards,

Gino L. Andrewzzi

GLA/ffm Enclosures

PRAECIPE FOR Whif OF EXECUTION - (MORTGAGE FORECLOSURE) P.R.C.P. 3180-3183

THORP CONSUMER DISCOUNT COMPANY	IN THE COURT OF COMMON PLEAS OF
D/B/A ITT CONSUMER DISCOUNT COMPANY	数据取除 COUNTY, PENNSYLVANIA COLUMBIA
vs,	No. 1204 CV Term 1994 J.
TERRY N. RICHART A/K/A TERRY RICHART	No. Writ # 62 Term 1994 E
AND DONNA A. RICHART, HIS WIFE, A/K/A DONNA RICHART	PRAECIPE FOR WRIT OF EXECUTION (MORTGAGE FORECLOSURE)
To the Prothonotary:	
Issue writ of execution in the above matter:	
Amount Due	\$ <u>61,163.37</u>
Interest from 5-13-94	\$ 1,418.94 and Costs
	Attorney for the Plaintiff(s)
Note: Please furnish description of Property. See attached Exhibit "A" &M 2M-5-81	

EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a P-K mail in the north side of Pennsylvania Traffic Route N. 339 at a point in line of lands now or late of Charles and Christine Linde; thence along same North sixty-five degrees twenty-seven minutes twenty-nine seconds East (N. 65 degrees 27 29" E.) a distance of one hundred eight and nine tenths (108.9') feet to an axle in place; thence along same North twenty-six degrees two minutes thirty-one seconds West (N. 26 degrees 2' 31" W.) a distance of six hundred thirty-three and six-tenths (636.6') feet to a point; thence along lands now or late of Daniel Storper North sixty-four degrees fifty-nine minutes forty-five seconds East (N. 64 degrees 59' 45" E.) a distance of five hundred fortyfour and fifty-one hundredths (544.51') feet to a point in line of lands now or late of Daniel and Gloria Davie; thence along same South twenty-six degrees two minutes threty-one seconds East (S. 26 degrees 2'31" E.) a distance of six hundred sixty-six and fifty-three hundredths (666.53') feet to a point; thence along same South eighty-four degrees twenty-two minutes forty-three seconds East (S. 84 degrees 22' 43" E.) a distance of one hundred ninety-two and ten hundredths (192.10') feet to a point in line of lands now or late of Nicholas and Sharon Pragansky; thence along same South five degrees thirty-seven minutes seventeen seconds West (S 5 degrees 37' 17" W.) a distance of one hundred fifty-two and thirteen hundredths (752.13') feet to a point; thence along same South seventy-four degrees fourteen minutes forty seconds East (S. 74 degrees 14' 40" E.) a distance of two hundred ten and fifteen hundredths (210.15') feet to a point; thence along same South eighty-four degrees five minutes thirty seconds West (F. B. degrees 5' to" W.) a distance of one hundred thirty-two and fifty-one hundredths (132.51') feet to a point on the north side of the aforesaid Highway Route No. 339; thence along same South eight degrees forty-two minutes twenty-nine seconds West (S. 8 degrees 42' 29" W.) a distance of two hundred seventeen and eighty-one hundredths (217.81') feet to a point, the place of beginning. CONTAINING 9.326 acres.

BEING the same premises which Laura Long, Widow, granted and conveyed onto Terry Richart and Donna Richart, husband and wife, dated 22nd day of September of 1987 and recorded in Columbia County Recorder of Deeds Office in Deed Book Volume 396 Page 1019.

BEING improved with a single family, one story home. Parcel Number: 01-16-6

TOGETHER with all improvements erected thereon: said properly as more domnorly known as RR#1, Box 223, %.on Grove, Columbia County, Pennsylvania 17985.



COURT HOUSE - F. O. BOY 100 BLOOKISBURG, PA. 17015

Hammania -CENTREGNA

CONTRACTOR

Date: DEC 20-1994

10: Columbia Co. Tax Claim Bureau

P.O. Box 380

Columbia Co. Court House Bloomsburg, PA 17815

Ro: Thorp Con. Dis. Co.

V5. Terry N. & Donna A. Richart

Ho: 62

of 1994 In

Mar. 1204

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Bear Sir:

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

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

Respectfully.

Harry A. Roadarmol, Jr.

Sheriff of Columbia County



SHIPHE OF COLUMNA COUNTA

interior This institutes RECOMSRURG, PA 17815

Of Distriction of Control of the Con

Dates

DEC 22-1994

10: Afty. Stephen Brandwaye

Deputy Atty. General

Collection Unit - 4th & Walnut Streets

Marrisburg, PA 17120

Thorp Con. Disc. Co.

V. Terry N. & Donna A. Richart

Ho: 62

of 1994 ID

No: 1204

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

Please foot free to contact me with any questions you may baye.

Respectfully.

Harry A. Roadarmel, Jr. W. Shoriff of Columbia County



SHERIFF OF COLUMBIA COUNTY

PHONE (717) 784-1991

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

24 BOUR PHONE (717) 784-6300

DEC 20-1994				
Office of F.A.I.R.				
<u>Department of Public Welfare</u>				
P.O. Box 8016				
Harrisburg, PA 17105				
Thorp Con. Dis. Co.	vs. Terry N. 8	Donna A.	Richart	
of1994ED	No: 1204	of	1994	JD
	Office of F.A.I.R. Department of Public Welfare P.O. Box 8016 Harrisburg, PA 17105 Thorp Con. Dis. Co.	Office of F.A.I.R. Department of Public Welfare P.O. Box 8016 Harrisburg, PA 17105 Thorp Con. Dis. Co. VS. Terry N. 8	Office of F.A.I.R. Department of Public Welfare P.O. Box 8016 Harrisburg, PA 17105 Thorp Con. Dis. Co. Vs. Terry N. & Donna A. 62 of 1994 ED. W. 1207	Office of F.A.I.R. Department of Public Welfare P.O. Box 8016 Harrisburg, PA 17105 Thorp Con. Dis. Co. VS. Terry N. & Donna A. Richart 62 of 1994 ED. VS. Terry N. & Donna A. Richart

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



SHERIFF OF COLUMBIA COUNTY

PHONE (747) 784-1991

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

24 HOUR PHOUSE (717) 784-6300

Date	: <u>DEC 20-1994</u>				
To:	: <u>Internal Revenue Service</u>				
	P.O. Box 12050	•			
	Philadelphia, PA 19105	•			
	ATTN: SPECIAL PROCEDURES FUNCTION	: :			
		•			
Re:	Thorp Con. Dis. Co.	VS. Terrey N. 6	Dorma A, I	Richart	
No:	62 of 1994 ED	No: 1204	of	1994	_JD
Dear	Sir:	*** *** * /			
		:			
	Enclosed is a notice of an upcom	ing Sheriff's	Sale, If	you have	e anv
	s against this property, notify				

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

Respectfully,

Harry A. Roadarmel, Jr. Sheriff of Columbia County



SHIRRET OF COLUMBIA COUNTY

PHONE (717) 784-1991 COURT HOUSE - P. O. BOX 380 BLOOMSBURG, PA 17815

24 HOSTR PROOF (717) 784 6300

Date:	DEC 20-1994	·				
to:	Commonwealth of Pennsyl	vania				
	Department of Revenue -		55			
	_Bureau_of_Accounts_Sett					
	Harrisburg, PA 17,105		•			
et	Thorp Con. Dis. Co.	vs. Tenn	ry N. & Doc	ma A. l	ilelurt.	
	62 of 1994 H		1204	of		
			*	·		_JD
ear Si	ir:					

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



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STITUTE OF COLUMBIA COUNTY COUNT HOUSE - P. O. BOX 380 RECOMSBURG, PA 17815

28 Health persons 671717ft 6 100

Date:				DEC	20-1994
		•	•		

in: Elizabeth Chyko--Beaver Twp. Tax Collector

R.R.3, Box 552

Bloomsburg, Pa. 17815

Re: Thorp Con. Dis. Co. VS. Terry N. & Donna A. Richart

tto: ____62 ____of __1994 __F0

No: 1204

Doar Sir:

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

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

Respectfully.

Harry A. Noadaimel, Jr.

Sheriff of Columbia County



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

PHONE (717) 389-5622

DATE: DEC 20-94

24 HOUR PROFIL (717) 784 6 YES

RE:	Sheriff's	Sale	Advertising	Dates					
	Thorp	Con.	Disc. Co.	vs.	Terry	N.	& Donn	a A.	RICHART

No. 62 of 1994 ED

No 1204 of 1994 JD

Dear Str:

Please advertise the enclosed SHERIFF SALE on the following dates:

 1st week
 Jan 19-1995
 DATE OF SALE
 FEB 9-1995
 1000

 2nd week
 Jan 26-1995
 3rd week
 Feb 2-1995

Feel free to contact me if you have any questions.

Respectfully

Harry A Roadamel, Jr.

Sheriff



PHONE (717) 784-1991

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

24 HOUR PHONE (717) 784 6300 FAX (717) 784 0257

Terry N. Richart aka Terry Richart and Donna A. Richart aka Donna Richarten and Donna A. Richart aka Donna Richarten and Issued Nov 14-1994 NOW. December 19 19 19 19 19 19 19 19 19 19	Thorp Consumer Discount Co Discount Co.	dba ITT Consume PLAINTIFF	r OF	COURT OF COMMO F COLUMBIA COUI	ON PLEAS NTY
Terry N. Richart aka Terry Richart and Donna A. Richart aka Donna Richart and Donna A. Richart aka Donna Richart and Issued NOV 14-1994 NOW. December 19 19 94. I Harry A. Roadarmel Jr. High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of Chuylkill County, Fr. V. Meandrew, ESQ. County, Pennsylvania, to execute this Writ This deputation being made at the request and risk of the Plaint Defendants alleged address is P.O. Box 15, Shenandoah, PA 17976 ADVANCE DEPOSIT: Check No. 7385 in the amount of \$75.00. AFFIDAVIT OF SERVICE NOW. 19 at o'clock M. secution—Mortgage Forector Issued Nov 14-1994 WRIT of Execution—Mortgage Forector Issued Nov 14-1994 WRIT of Execution—Mortgage Forector Issued Nov 14-1994 Issued Nov 14-1994 WRIT of Execution—Mortgage Forector Issued Nov 14-1994 WRIT of Execution—Mortgage Forector Issued Nov 14-1994 Issued Nov 14-1994 WRIT of Execution—Mortgage Forector Issued Nov 14-1994 Issued Nov 14-1994 WRIT of Execution—Mortgage Forector Issued Nov 14-1994 Issued No	۸e		1204 C	V of 1994	Term, 19
NOW. December 19 19 19 19 19 19 19 19 19 19	Terry N. Richart aka Terry Donna A. Richart aka Donna	Richart and Richart ENDANT	WRIT OF Exec	cutionMortgag 4-1994	•
V. Mcandrew, ESQ. County, Pennsylvania, do hereby deputize the Sheriff dichuylkill County, Fr. V. Mcandrew, ESQ. County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaint Defendants alleged address is P.O. Box 15, Shenandoah, PA. 17976. ADVANCE DEPOSIT: Check No. 7385 in the amount of \$75,00. AFFIDAVIT OF SERVICE NOW, 19 at o'clock M, see within upon at true and attested copy original and made known to the contents it sworm and Subscribed before me this day of 19 Notary Public BY: Deputy Sheriff 19,	NOW, December 19	1			
V. Meandrew, ESQ. County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaint Defendants alleged address is P.O. Box 15, Shenandoah, PA 17976. ADVANCE DEPOSIT: Check No. 7385 in the amount of \$75.00. AFFIDAVIT OF SERVICE NOW, 19 at o'clock M. ser by than a true and attested correspond to the contents to the conte	High Sheriff of Columbia County, Per	nsylvania, do herebi	y deputize the Sher	of Schuylkill Co	r. Olmtv. Franci <i>c</i>
AFFIDAVIT OF SERVICE NOW, 19 at	V. Mcandrew, ESQ. County, Pennsylvania, to execute this	Writ This deputatio		a leguest and data	
NOW, 19 at	ADVANCE DEPOSIT: Check N amount of \$75.00.	lo. 7385 in the	PA 17976 Dawy O. Vi Sheriff. Co	sac a cruck)	nnsylvania
NOW, 19 at		AFFIDAVIT O	AF SERVICE		·
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a true and attested comporiginal and made known to	at <u>.</u>				
and made known to					
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Sheriff Notary Public BY: Deputy Sheriff 19,, See return endorsed hereon by Sh County, Pennsylvania, and made a part of this retu	Sworn and Subscribed before me				
Notary Public BY: Deputy Sheriff 19,, See return endorsed hereon by Sh County, Pennsylvania, and made a part of this return.	this				
Notary Public BY: Deputy Sheriff 19,, See return endorsed hereon by Sh County, Pennsylvania, and made a part of this return.	day of .	19 .			
19,, See return endorsed hereon by Sh County, Pennsylvania, and made a part of this ret	Notary Public	- 1	BY:	206HH	
County, Pennsylvania, and made a part of this reti	-				
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			So Answers,		
Sheriff			·· •	Sheriff	

Deputy Stieriff



PHONE (717) 389-5622

SHERIFF OF COLUMBIA COUNTY COURT HOUSE - P. O. BOX 380 SHERIFF B-GAMEBURGALPAESTRAFE OUTLINE

24 HOUR PHONE (717) 784-6300

RECEIVE AND TIME STAMP WRIT NOV 14-94 1509
DOCKET AND INDEX Dec 15-94
SET FILE FOLDER UP
CHECK FOR PROPER INFO
WRIT OF EXECUTION
COPY OF DESCRIPTION
WHEREABOUTS OF LAST KNOWN ADDRESS
NUN-MILITARY AFFIDAVII
NOTICES OF SHERIFF'S SALE
WATCHMAN RELEASE FORM
AFFIDAVIT OF LIENS LIST
CHECK FOR \$ 00
* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEDE ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO
SET SALE DATE AND ADV. DATES AND POSTING DATES
POST ALL DATES ON CALANDER
* SET SALE DATE AT LEAST 2MONTHS AFTER RECEIVING WRIT * SET ADV. DATES 3 THURSDAYS BEFORE SALE DATE TO RUN EVERY THURSDAY TILL SALE 3 TIMES * SET POSTING DATE NO LATER THAN 30 DAYS PRIOR TO SALE
SET DISTRIBUTION DATE
* MUST BE FILED WITHIN 30 DAYS OF SALE (POSTED) * MUST BE PAID 10 DAYS AFTER IT HAS BEEN POSTED
FILL IN ALL NO'S ON EXECUTION PAPERS
TYPE PROPER INFO ON DESCRIPTION (refer to previos sales)
SERVICE SERVICE
PUT PAPERS TOGETHER FOR DEFENDANTS * COPY OF WRIT FOR EACH DEFENDANT
* NOTICE OF SHERIFF SALE * COPY OF DESCRIPTION
PUT TOGETHER PAPERS FOR LIEN HOLDERS
* NOTICE OF SALE DIRECTED TO THEM
SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECIEPT * DOCKET ALL DATES
ONCE DEFENDANTS ARE SERVED DOCKET COSTS AND INFO
SEND ATTY RETURN OF SERVICE AND COPY OF SENDERS RECIEPT FOR LIEN HOLDERS



PHONE (717) 389-5622

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

SHERIFF'S SALE OUTLINE CON'T

24 HOUR PHONE (717) 784-6300 (2)

SALE BILLS	*
SEND DESCRIPTION TO PRINTER ** THE FOLLOWING NOTICES DECREES A LETTER WITH EVERY ALMATICAL DESCRIPTION.	
** THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLAINATIONS	
SEND NOTICE TO PRESS DIRECTING WHEN TO ADV.	
SEND NOTICES TO LOCAL TAX COLLECTORS	
NOTICES TO WATER AND SEWER AUTH.	
SEND NOTICES TO FEDERAL AND STATE TAX AUTH	
IF BUSINESS SEND COPY TO SBA AUTH.	
HANDBILLS	
SEND COPIES OF HANDBILLS TO:	
RECORDER'S OFFICE	
TAX ASSESSMENT DEFICE	
TAX ASSESSMENT OFFICE	
PROTH OFFICE(post on board)	
POST IN SHEDIEE'S OFFICE	
POST IN SHERIFF'S OFFICE	- ·
SEND COPY IN ALLY	
The same of the sa	
SEND RETURN OF POSTING TO ATTY	·
DOCKET ALL COSTS	
PREPARE COST SHEET 2 DAYS BEFORE SALE * BE SURE ALL COSTS ARE RECEIVED	. –
PREPARE FINAL COSTS SHEET DAY OF SALE	
HOLD SALE	
POST PROPOSED SCHEDULE OF DISTRIBUTION ACCORDING TO DATE	
PAY DISTRIBUTION ACCORDING TO DATE -	
* WHEN PAYING INCLUDE ADDRESS OF CHANGE OF OWNER TO WHOM IT MAY CON	ICERN
RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT	
PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED	
WHEN DEED IS RECORDED SEND TO BUYER	

FILE FOLDER

BY VIRIUE OF A WRIT OF EXECUTION NO. 62 of 1994 E.D. and to. 1204 of 1994 J.D. 1999 OUT OF THE COURT OF CULTUD PLEAS OF COLUMBIA COUNTY, 'B) ME DIRECTED, THERE WILL BE EXPOSED/TO PUBLIC SALE, BY VENIAGE OR CUTCRY TO THE HICHEST AND BEST BIDDER, 1999 IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURT HOUSE, MAIN STREET, BLOOMSHIRG, 1999

THURSDAY FEBRUARY 9, 1995 AT 1000

IN THE FOREMON OF THE SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIPTOR LANS, PLECES OR PARCELS OF LAND.

ALL THAT CEPTAIN fract or parcel of land mituale in Respect Township, Columbia County, Pennsylvania, bounded and described as follows:

RECTURING at a F K nail in the posth side of Fennsylvania Traffic Foute N. 339 at a point in line of lander now or late of charles and christins hinds; thence along same North sixty five degrees 27' 29" [K]. A distance of one bundred cloth and nine tenths (108.2) feet to an axis in place; thence along same North twenty-saven minutes twenty nine seconds East (N. 65 degrees 27' 29" [K]. A distance of one bundred cloth and nine tenths (108.2) feet to an axis in place; thence along same North twenty-saix degrees two minutes of six hundred thirty three and six-tenths (636.6) feet to a sixty four degrees fifty-nine minutes for the feet of the lands of the sixty four degrees fifty-nine minutes for paniel Storper North (N. 64 degrees 50' AST E.) a distance of five hundred forty line of lands now or lake of Daniel and Cloria Davie; thence along same South twenty six degrees two minutes thirty one seconds East (S. 26 degrees 2' 31" K.) a distance of six hundred sixty-six and lifty three hundreds (66.5%) feet to a point; thence along same south sighty-four degrees 2' 43" E.) a distance of one hundred ninety two minutes for ty-three seconds East (S. 84 degrees 2' 43" E.) a distance of one hundred ninety two minutes for ty-three seconds East (S. 84 degrees 2' 43" E.) a distance of one hundred ninety two minutes for ty-three seconds East (S. 84 degrees 2' 43" E.) a distance of one hundred ninety two minutes for ty-three seconds East (S. 84 degrees 4" 10" N.) a distance of one hundred hundred the (102.10") feet to a point; thence along same South seventy-four degrees four ten minutes for ty-two minutes and fifteen hundredths (152.13") feet to a point of two hundred thes (152.13") feet to a point of the new along same South eighty-four degrees four ten minutes that y seconds Mest (S. 84 degrees 3' 30" N.) a distance of one hundred his (512.14") feet to a point of the north side of the aforcaid forty-two minutes fourty nine seconds Mest (S. 8 degrees 4") (N.) a distance of two hundred seventeen and ciably one hundredths (217.81

conveyed onto Terry Fichard and Donna Richard, husband and wife, dated 22nd dry of September of 1987 and recorded in Columbia County Percender of Deeds Office in Deed Book Volume 396 Page 1019.

BEING improved with a single family, one story home. Parcel Number: 01 16 6

TOCETHER with all improvements erected thereon: said property is more commonly known as RR#1, Box 223, Zion drove. Columbia County, Pennsylvania 17985.

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 Thorp Consumer Discount Co. dba ITT Consumer Discount Company against Terry N. Richart aka Terry Richart and Donna A. Richart, his wife aka Donna Richart and will be sold by:

Harry A. Roadarmel Jr. Sheriff of Columbia County

Gino L. Andreuzzi, ESQ. 590 W. 2374 St. Hazleton, PA 18201 BY VIRTUE OF A WRIT OF EXECUTION NO. 62 of 1994 E.D. and NO. 1204 of 1994 J.D. ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OF OUTCRY TO THE HIGHEST AND BEST BIDDER FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURT HOUSE, MAIN STREET BLOOMSBURG PENNSYLVANIA

THURSDAY MARCH 9, 1995 at 10:00

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

ALL THAT CERTAIN tract or parcel of land situate in Beaver Township, Columbia County, Pennsylvania, bounded and described as follows:

BEGINNING at a P-K nail in the north side of Pennsylvania Traffic Route N. 339 at a point in line of lands now or late of Charles and Christine Linde; thence along same North sixty five degrees twenty seven minutes Twenty Nine seconds East (N. 65 degrees 27' 29" E.) a distance of one hundred eight and nine tenths (108.9) feet to an axle in place; thence along same North twenty six degrees two minutes thirty one seconds West (N. 26 degrees 2' 31" W.) a distance of six hundres thirty three and six-tenths (636.6') feet to a point; thence along lands now or late of Daniel Storper North sixty four degrees fifty nine minutes forty five seconds East (N. 64 degrees 59' 45" E.) a distance of five hundred forty-four and fifty one hundredths (544.51') feet to a point in line of lands now or late of Daniel and Gloria Davis; thence along same South twenty six degrees two minutes thirty oneseconds East (S. 26 degrees 2' 31" E.) a distance of six hundred sixty six and fifty three hundredths (666.53') feet to a point; thence along same South eighty-four degrees twenty two minutes forty three seconds East (S. 84 degrees 22' 43" E.) a distance of one hundred ninety two and ten hundredths (192.10') feet to a point in line of lands now or late Nicholas and Sharon Pragansky; thence along same South five degrees thirty seven minutes seventeen seconds West (S. 5 degrees 37' 17" W.) a distance of one hundred fifty two and thirteen hundredths (152.13') feet to a point; thence along same South seventy four degrees fourteen minutes forty seconds East (S. 74 degrees 14' 40" E.) a idstance of two hundred ten and fifteen hundredths (210.15') feet to a point; thence along same South eighty four degrees five minutes thirty seconds West (S. 84 degrees 5' 30" W.) a distance of one hundred thirty two and fifty one hundredths (132.51') feet to a point on the north side of the aforesaid Highway Route No. 339; thence along same South eight degrees forty two minutes twenty nine seconds West (S. 8 degrees 42' 29" W.) a distance of two hundred seventeen and eighty one hundredths (217.81') Feet to a point, the place of beginning CONTAINING 9.326 acres.

BEING the same premises which Laura Long, Widow, granted and conveyed onto Terry Richart and Donna Richart, husband and wife, dated 22nd day of September of 1987 and recorded in Columbia County Recorder of Deeds Office in Deed Book Volume 396 Page 1019.

BEING improved with a single family, one story home.

Parcel Number: 01-16-6

TOGETHER with all improvements erected thereon: said property in more commonly known as RR#1, Box 223, Zion Grove, Columbia County, Pennsylvania 17985.

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 Thorp Consumer Discount Co. dba ITT Consumer Discount Company against Terry N. Richart aka Terry Richart and Donna A. Richart, his wife aka Donna Richart and will be sold by:

> Harry A. Roadarmel Jr. Sheriff of Columbia County

Gino L. Andreuzzi, ESQ. 590 W. 23rd St. Hazleton, PA 18201