

SHERIFF'S SALE--COST SHEET

NO. 50 H.E.D. NO. 920-26 J.D. DATE OF SALE 12-17-96 TIME OF SALE 1000

DOCKET AND RETURN  
SERVICE PER DEFENDANT OR GARNISHEE  
LEVY (PER PARCEL)  
MAILING COSTS  
ADVERTISING, SALE BILLS, COPIES  
ADVERTISING SALE (PLUS NEWSPAPER COSTS)  
MILEAGE  
POSTING HANDBILLS  
CRYING/ADJOURN SALE (EACH SALE)  
SHERIFF'S DEED  
TRANSFER TAX (FORM)  
OTHER *Post*

✓ \$ 30. -  
✓ 45. -  
✓ 15. -  
10.00  
✓ 20. -  
✓ 15. -  
42.50  
✓ 10. -  
10. -  
30. -  
15. -  
10. -  
10.50

TOTAL. . . . . \$ 303.40

PRESS-ENTERPRISE, INC  
SOLICITOR'S SERVICES

\$ 21.00  
50.00

TOTAL. . . . . \$ 225,-

PROTHONOTARY (NOTARY)  
RECORDER OF DEEDS  
OTHER

\$ 10.-

TOTAL. . . . . \$ 34.50

REAL ESTATE TAXES:

BOROUGH, TWP, & COUNTY TAXES, 19\_\_  
SCHOOL DISTRICT TAXES, 19\_\_  
DELINQUENT TAXES, 19\_\_, 19\_\_, 19\_\_

\$ 267.00  
21546

TOTAL. . . . . \$ 301267

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	19
WATER--MUNICIPAL	19

\$ \_\_\_\_\_

TOTAL \$ 0.00

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL, . . . . . \$ 16

MISCELLANEOUS:

\_\_\_\_\_ \$  
\_\_\_\_\_  
\_\_\_\_\_ \$

TOTAL. . . . . \$

TOTAL COSTS. . . . . \$



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

# REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

## RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

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

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

Name Harry A. Roadarmel Jr. Telephone Number: \_\_\_\_\_  
Street Address \_\_\_\_\_ City \_\_\_\_\_ Area Code (717) 389-1622 Zip Code \_\_\_\_\_  
P.O. Box 380, W. Main St., Bloomsburg, PA, 17815

### B TRANSFER DATA

Grantor(s)/Lessor(s) \_\_\_\_\_ Date of Acceptance of Document \_\_\_\_\_  
Kirk M. and Mary Ellen Freed Grantee(s)/Lessee(s) \_\_\_\_\_  
Street Address \_\_\_\_\_ Cleveland C. and Rosemary C. Hummel  
R.R. 3, Box 165-A Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ 6665 Crestwood Drive,  
Benton, PA 17814 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Bloomsburg, PA 17815

### C PROPERTY LOCATION

Street Address \_\_\_\_\_ City, Township, Borough \_\_\_\_\_  
Box 165-A, RR3, Benton Jackson Township  
County \_\_\_\_\_ School District \_\_\_\_\_ Tax Parcel Number \_\_\_\_\_  
Columbia Benton Area School 19.04---003-01,000

### D VALUATION DATA

1. Actual Cash Consideration \$50,180.75	2. Other Consideration + -0-	3. Total Consideration = 50,180.75
4. County Assessed Value \$24,513	5. Common Level Ratio Factor x 2.49	6. Fair Market Value = 61,037.37

### E EXEMPTION DATA

1a. Amount of Exemption Claimed -0-	1b. Percentage of Interest Conveyed 100%
--	---

### 2. Check Appropriate Box Below for Exemption Claimed

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

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

Signature of Correspondent or Responsible Party \_\_\_\_\_ Date \_\_\_\_\_  
Harry A. Roadarmel Jr. DEC 30, 1996

(SEE REVERSE)

OFFICIAL  
RECEIPT

**TAMI B. KLINE**  
PROTHONOTARY-CLERK OF COURT-CLERK OF ORPHANS COURT  
COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
Bloomsburg, PA 17815

PAGE 1

RECEIPT  
NO. 95-000911

DOCUMENT NO. 1 Documents

DATE 12/30/96

RECEIVED FROM COL. ED. SHERIFF DEPT

10:00 AM

REMARKS CERTIFIED DEED FOR SHERIFF

REFERENCE NO.

DESCRIPTION

AMOUNT

CHK #9900

MISCELLANEOUS CIVIL

10.00

10.00 Paid by Check

Total: 10.00

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

KIRK M. FREED and MARY ELLEN  
FREED, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PENNA.  
: TWENTY-SIXTH JUDICIAL DISTRICT

:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE

:  
: NO. 920 OF 1996

### PRAECIPE FOR WRIT OF EXECUTION

To Tami B. Kline, Prothonotary:

Please issue a writ of execution in the above matter:

Amount due: \$28,069.58

Interest from January 17, 1996 \$ 1,884.74

Late Charges \$ 321.45

Attorney Fees \$ 410.00

[Costs to be added] \$ 560.00

30,835.77

900.00

HARDING & WARREN

31,735.77

BY:

*Rebecca L. Warren*

Rebecca L. Warren, Esq.

Attorney for Plaintiff

HARDING & WARREN

38 West Third Street

Bloomsburg, PA 17815

Phone: (717) 784-6770

I.D. No: 63669

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6100

DEC 9, 1997

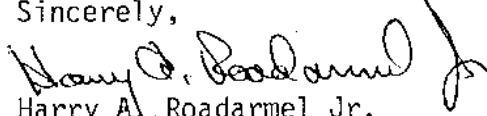
Kirk and Mary Ellen FREED

RE: Sheriff's Sale 52 of 1996

SUBJ: Division of Proceeds from Sale

1. Upon consulting with my Solicitor, a recommended settlement is as follows:
  - A. Division of the monies in half to each of you.
  - B. There is to be two checks issued, each check will have both names on it. I'm requesting that both parties come to the office of the Sheriff and sign them in my presence and they can be cashed immediately at the nearby bank. This is due to the checks being void after sixty (60) days.
  - C. Date and time of the signing is set for 9:00 AM DEC 17, 1997 in the Columbia Co. Sheriff's office. Should there be any questions feel free to contact me by telephone prior to that date.

Sincerely,

  
Harry A. Roadarmel Jr.  
Sheriff

<p>Complete items 1 and/or 2 for additional services: • Complete items 3, and 4a &amp; b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered.</p>		<p>Complete items 1 and/or 2 for additional services: • Complete items 3, and 4a &amp; b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered.</p>	
<p>3. Article Addressed to: Small Business Administration 20 N. Penna. Avenue Room 2327 Wilkes-Barre, PA 18701</p>		<p>3. Article Addressed to: Paul E. Remley, Tax Collector R.R.3, Box 161 Benton, PA 17814</p>	
<p>4a. Article Number <u>315 464 980</u></p>		<p>4a. Article Number <u>52-96</u></p>	
<p>4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Certified <input type="checkbox"/> Express Mail</p>		<p>4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail</p>	
<p>5. Signature (Addressee)</p>		<p>5. Signature (Addressee)</p>	
<p>6. Signature (Agent)</p>		<p>6. Signature (Agent)</p>	
<p>7. Date of Delivery <u>OCT 11 1996</u></p>		<p>7. Date of Delivery <u>10-19-96</u></p>	
<p>8. Addressee's Address (Only if requested and fee is paid)</p>		<p>8. Addressee's Address (Only if requested and fee is paid)</p>	

LAW OFFICES OF  
HARDING AND ASSOCIATES  
38 WEST THIRD STREET  
BLOOMSBURG, PENNSYLVANIA 17815-1771

ELWOOD R. HARDING, JR.  
MARK W. ALLSHOUSE

TELEPHONE: (717) 784-6770  
TELEFAX: (717) 784-6075  
EMAIL: HWLAW@SUNLINK.NET

October 31, 1997

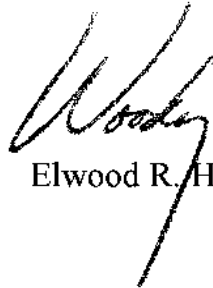
Harry A. Roadarmel, Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

**RE: Kirk and Mary Ellen Freed**

Dear Harry:

Enclosed please find a copy of a letter which I received from Mary Freed with regard to the above mentioned Sheriff sale. Would you please review same and contact me to discuss this matter.

Sincerely,



Elwood R. Harding, Jr.

ERH:jl  
Enclosure

1435 29 Nov 97  
Spoke of Woody  
Poss money to Probationary, let Court  
to decide HAZ  
2 Dec 97  
Divide equally, Both names on both  
checks.

October 28, 1997

Mary E. Freed  
R.R. #2, Box 117  
Benton, PA 17814

Attorney Elwood Harding, Jr.  
38 West 3rd Street  
Bloomsburg, PA 17815

Dear Attorney Harding,

I am writing concerning the proceeds from the Sheriff sale of Kirk and Mary Ellen Freed's house. I being Mary Ellen Freed. The date of the sale was December 12, 1996.

Apparently, there was a default judgement against Kirk from his Lawyer (Cleveland C. Hummel, Sr.) at that time, in the amount of \$11,117.43, which was distributed to Mr. Hummel. I believe you must already be familiar with this from a letter we had received from Sheriff Roadarmel, stating the money had been put back into a Sheriff's escrow account.

I have been informed this has no bearing on my half, and Mr. Freed agreed to taking arrearages owed me from him through Domestic Relations out of his half in a Master's hearing at the Domestic Relations Office. I am in the process of attaining those transcripts for the purpose of attaining the arrearages.

Being the proceeds were first given to Mr. Hummel, and I had no idea at that time that it was. We were told there were no liens on it except the bank and the taxes by the Sheriff the day before the sale. Also, it was not represented to the people (bidders) the day of the sale. Considering that it is now back in a Sheriff's account, I would like to know if there is any reason that I cannot receive my half now. I would hope to hear from you in a reasonable amount of time with any information you can provide me. If you need documentation of anything in this letter, please let me know in your letter.

Sincerely,

*Mary E. Freed*

RECEIVED  
OCT 30 1997



LAW OFFICE  
**C. CLEVELAND HUMMEL**  
3 EAST FIFTH STREET  
BLOOMSBURG, PENNSYLVANIA 17815

C. CLEVELAND HUMMEL

TELEPHONE  
(717) 784-7666

FAX  
(717) 387-3085

May 8, 1997

Harry Roadarmel, Sheriff  
Columbia County Courthouse  
Bloomsburg, PA 17815

RE: Cleveland C. Hummel vs. Kirk Freed

Dear Harry:

In follow-up to our conversation at the courthouse earlier today, please be advised that upon my return to the office I did review my father's file. I can find no documentation to substantiate Mr. Freed's representation to you that my father has agreed to satisfy the \$11,117.43 judgment which had been entered by default on December 19, 1995.

Therefore, for all purposes related to your meeting with Mr. Dudley Anderson, this judgment must be considered a valid claim against the funds being held by you.

Very truly yours,

  
C. Cleveland Hummel

CCH:sr

SENT VIA TELEFAX

LAW OFFICES OF

**ANDERSON & MATHERS, P.C.**

A PROFESSIONAL CORPORATION

SUITE 308

416 PINE STREET

WILLIAMSPORT, PENNSYLVANIA 17701

DUDLEY N. ANDERSON  
DANIEL K. MATHERS  
RANDI WENGER DINCHER

March 20, 1997

TELEPHONE # (717) 326-5171  
FAX # (717) 326-6992  
E-MAIL: amlawfirm@csrlink.net

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

Re: Kirk M. & Mary Ellen Freed  
Sheriff Sale 52-1996JD

Dear Sheriff Roadarmel:

I appear to be running into some snags regarding a time for an agreed upon meeting as suggested by your letter of February 27, 1997. I would be happy to meet with you, Attorney Hummel and Mr. Freed concerning the monies remaining from the Sheriff Sale. I personally believe that it would be in everybody's interest to see if some arrangement can be accomplished without the necessity of a Court hearing.

To that end, I therefore respectfully suggest the week of April 21, 1997. I am completely free that week as I had a previously planned vacation which I do not intend to take.

I am by copy of this letter informing Mr. Freed and Mr. Hummel of my position and if they would contact you with convenient times, perhaps a conference or meeting can be established without further ado. I appreciate any assistance you can provide in this matter.

Sincerely,

ANDERSON & MATHERS, P.C.



Dudley N. Anderson

DNA/bkk

cc: Cleveland C. Hummel  
Kirk M. Freed

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

FEB 27, 1997

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

Atty. Dudley N. Anderson ESQ  
Suite 308  
416 Pine Street  
Williamsport, PA 17701

RE: Kirk M. & Mary Ellen Freed  
Sheriff Sale 52-1996JD

Dear Sir:

In response to your letter date Jan. 17, 1997 regarding the already distribution of funds from the above Sheriff's Sale. Through my solicitor and Cleveland C. Hummel, Atty., and the purchaser of the property at the Sale an agreement has been reached. At this time the \$11,117.43 paid to Atty. Hummel as his judgement, has been refunded to the Sheriff's account. The funds in escrow at this time are \$12,156.46 for possible distribution to Kirk M. and Mary Ellen Freed.

On the date of FEB 11-97, Exec. 10-97 was received against Kirk M. Freed by Atty. Hummel, and the amount is garnished for \$11,117.43, due Atty. Hummel. Service was made on Kirk Freed on FEB 19-97 for this Execution and garnishment, by the Sheriff.

I am well aware of the situation between the Freed's, but I do believe from talking with both, Atty. Hummel and yourself, this matter can be best resolved by a meeting of all interested parties including myself. The sooner you arrange for the meeting, at an agreed upon location, I will distribute the funds. Distribution has been made of all funds except the excess, due to there no objection to the Distribution filed in a timely manner.

Should you have any questions, feel free to contact me personally.

Sincerely,

Harry A. Roadarmel Jr.  
Sheriff

cc: Cleveland C. Hummel  
Kirk M. Freed

CLEVELAND C. HUMMEL  
ROSEMARY HUMMEL  
R.D. 2  
BLOOMSBURG, PA. 17815

EXPLANATION	AMOUNT

60-1/313

3757

PAY  
AMOUNT  
OF

*Eleven Thousand One Hundred Sixty Seven and 43/100 DOLLARS*

CHECK  
AMOUNT

DATE

TO THE ORDER OF

DESCRIPTION

CHECK  
NUMBER

\$ 11,117.43

2/11/87

Columbia County Sheriff

Good

3757

PNCBANK  
PNC Bank, N.A.  
Northeast PA. 010

*Charles E. ...*

⑈003757⑈ ⑆031300012⑆ 9205606154⑈

**ANDERSON & MATHERS**

SUITE 308  
416 PINE STREET  
WILLIAMSPORT, PENNSYLVANIA 17701

DUDLEY N. ANDERSON  
DANIEL K. MATHERS  
RANDI WENGER DINCHER

TELEPHONE # (717) 326-5171  
FAX # (717) 326-6992  
E-MAIL: [amlawfirm@csdlink.net](mailto:amlawfirm@csdlink.net)

ROBERT JAMES WOLLET  
(1927-1990)

January 17, 1997

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

RE: Sheriff Sale - Kirk M. Freed and Mary Ellen Freed  
#52-1996JD  
920-1996ED

Dear Sheriff Rodarmel:

I represent Mary Freed and recently received a copy of the Sheriff Sale distribution sheet. I believe that the distribution sheet is in error in that you have assessed a \$11,117.43 lien against the property, brought on behalf of Cleveland C. Hummel, Esquire against Kirk Freed.

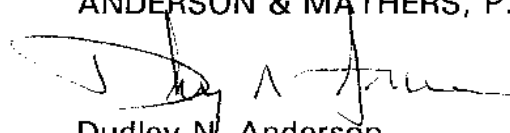
The parties are married and the property is owned as tenants by the entireties and it is my position that a lien against one party does not act as a judgment against property held by the entireties.

I would appreciate your reviewing this with your solicitor to see if his opinion is in keeping with my opinion. If you need any documentation of anything that I have represented in this letter please let me know and I will be happy to provide same.

I would appreciate your letting me know your position on the matter.

Sincerely,

ANDERSON & MATHERS, P.C.



Dudley N. Anderson

DNA/tmd

cc: Stanley Temple

# SHERIFF'S SALE

## Distribution Sheet

C. W. [unclear] vs. Kim M. & Mary Ellen [unclear]  
 NO. 970-1996 JD DATE OF SALE: Dec 13, 1996  
 NO. 970-1996 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) Dec 13, 1996 and (time) 10:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Charles J. [unclear] for the price or sum of Five Thousand Four Hundred and 75/100 Dollars. Charles J. [unclear] being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$ <u>5,475.00</u>	
Poundage .....	<u>75.00</u>	
Transfer Taxes .....	<u>1,100.00</u>	
Total Needed to Purchase .....		\$ <u>6,650.00</u>
Amount Paid Down .....		<u>5,000.00</u>
Balance Needed to Purchase .....		<u>1,650.00</u>

**EXPENSES:**

Columbia County Sheriff - Costs .....	\$ <u>300.00</u>	
Poundage .....	<u>75.00</u>	\$ <u>1,125.00</u>
Newspaper .....		<u>10.00</u>
Printing .....		<u>10.00</u>
Solicitor .....		<u>20.00</u>
Columbia County Prothonotary .....		<u>10.00</u>
Columbia County Recorder of Deeds -	Deed copy work	<u>10.00</u>
	Realty transfer taxes	<u>1,200.00</u>
	State stamps	<u>86.00</u>
Tax Collector ( <u>Paul [unclear]</u> )		<u>451.67</u>
Columbia County Tax Assessment Office .....		<u>16.00</u>
State Treasurer .....		<u>30,100.00</u>
Other: <u>1st Lien Holder - Col. G. [unclear]</u>		<u>11,117.93</u>
<u>[unclear]</u>		<u>900.00</u>
<b>TOTAL EXPENSES:</b>		\$ <u>44,100.00</u>

Total Needed to Purchase	\$ <u>50,100.00</u>
Less Expenses	<u>49,100.00</u>
Net to First Lien Holder	<u>1,000.00</u>
Plus Deposit	<u>11,117.93</u>
Total to First Lien Holder	\$ <u>12,117.93</u>

Sheriff's Office, Bloomsburg, Pa. } So answers Thompson [unclear] Sheriff

1000 1111 1222 1333 1444 1555 1666 1777 1888 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808

NO. 57-96 F.D. NO. 970-96 J.D.

DATE OF SALE: 12-12-96 1000

BID PRICE ( INCLUDES COSTS )	\$ 1,225,000.00
POUNDAGE 2% BID PRICE	\$ 24,500.00
TRANSFER TAX 2% BID PRICE	\$ 24,500.00
MISC. COSTS	\$

TOTAL NEEDED TO PURCHASE \$ 170,160.00

PURCHASER(S) : Alfred A. Smith, Esq. Wm. C. Allen et al.

ADDRESS : 16101 16th Ave S

NAME(S) ON DIED: \_\_\_\_\_

PURCHASER(S) SIGNATURE(S) : \_\_\_\_\_

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$	12,000.00
LESS DEPOSIT	\$	
DOWN PAYMENT	\$	5,000.00
AMOUNT DUE IN EIGHT DAYS	\$	7,000.00

1/29/97

To who It may concern;

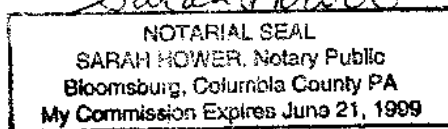
I KIRK M Freed understand from the Columbia County sheriff Harry Roadarmel, that there is money left over from the sale of SAID PROPERTY AT RD3 box 165A Benton, PA. 17814. I ALSO understand that this money is to be divided Equally between myself AND Mary Freed who were co-owners prior to the sale of the property. I Agree to Equal division of All Excess MONIES.

K M Freed

County of Columbia. Penna

This 30<sup>th</sup> day of January 1997

Sarah Hower





CLEVELAND C. HUMMEL, ESQUIRE, : IN THE COURT OF COMMON PLEAS  
PLAINTIFF, : OF THE 26TH JUDICIAL DISTRICT  
VS. : COLUMBIA COUNTY BRANCH, PENNA.  
: CIVIL ACTION - LAW  
KIRK FREED, :  
DEFENDANT. : NO. 1502 OF 1995

**PRAECIPE TO ENTER JUDGMENT BY DEFAULT**

**TO THE PROTHONOTARY, TAMI B. KLINE:**

Kindly enter judgment by default, the time for the Defendant to file a responsive pleading having expired, and assess damages in favor of the Plaintiff, Cleveland C. Hummel, Esquire, and against the Defendant, Kirk Freed, as follows:

Amount of award	-	\$ 10,338.25
Statutory interest	-	723.68
Costs	-	<u>55.50</u>
<b>TOTAL</b>	-	<b>\$ 11,117.43</b>

BY: B. A. Lewis  
BARRY A. LEWIS, ESQUIRE  
ATTORNEY FOR PLAINTIFF  
3 EAST 5TH STREET  
BLOOMSBURG, PA 17815  
(717) 784-7516  
ATTORNEY I.D. NO. 72843

**ENTRY OF JUDGMENT**

Judgment entered and damages assessed as set forth above.

Tami B. Kline  
PROTHONOTARY

CLEVELAND C. HUMMEL  
ROSEMARY HUMMEL  
R.D. 2  
BLOOMSBURG, PA. 17815

60-1/313

3705

PAY  
AMOUNT  
OF

Twenty Five Thousand 00/100 DOLLARS

CHECK  
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
12-23-96	Sheriff of Cal Co.	Freel	3705

\$ 35,000.00

*[Signature]*

PNCBANK  
PNC Bank, N.A.  
Northeast PA. 010

⑈003705⑈ ⑆031300012⑆ 9205606154⑈

CLEVELAND C. HUMMEL ESQUIRE  
GENERAL ACCOUNT  
3 EAST 5TH ST.  
BLOOMSBURG, PA. 17815

4719

60-1510  
313

Dec. 23 1996

PAY  
TO THE  
ORDER OF

Sheriff of Columbia County  
Eighteen Thousand and 00/100

\$ 18,000.00

DOLLARS

PNCBANK  
PNC Bank, N.A.  
Northeast PA. 030

FOR  
Freel

*[Signature]*

⑈004719⑈ ⑆031300012⑆ 9230090778⑈

MP

CLEVELAND C. HUMMEL  
ROSEMARY HUMMEL  
R.D. 2  
BLOOMSBURG, PA. 17815

EXPLANATION	AMOUNT

60-1313

3688

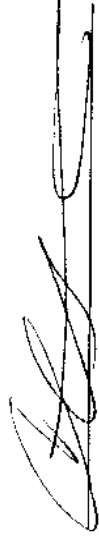
PAY  
AMOUNT  
OF

*Nine Thousand and no/100 DARS*

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
12-12-96			

CHECK  
AMOUNT

\$ *Five*



PNCBANK  
PNC Bank, N.A.  
Northbrook, PA 150

⑈003688⑈ ⑆031300012⑆ 9205606154⑈

STATE OF PENNSYLVANIA }  
COUNTY OF COLUMBIA } SS:

..... Paula J. Barry, Publisher's Assistant ....., being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily continuously in said Town, County and State since the date of its establishment: that hereto attached is a copy of the legal notice or advertisement in the above entitled proceeding which appeared in the issue of said newspaper on .November. 21, . 28, . Dec. . 5, 19. 96. .... exactly as printed and published; that the affiant is one of the owners and publishers of said newspaper in which legal advertisement or notice was published; that neither the affiant nor Press Enterprise are interested in the subject matter of said notice and advertisement, and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

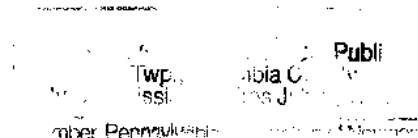
..... *Paula J. Barry* .....

Sworn and subscribed to before me this. *12<sup>th</sup>* day of *DECEMBER*, 19*96*.

..... *[Signature]* .....

(Notary Public)

My Commission Expires



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

.....

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

SHERIFF'S SALE/REAL ESTATE OUTLINE

PHONE  
(717) 309-5622

24 HOUR PHONE  
(717) 784-6300

RECEIVE AND TIME STAMP WRIT \_\_\_\_\_

DOCKET AND INDEX \_\_\_\_\_

SET FILE FOLDER UP \_\_\_\_\_

CHECK FOR PROPER INFO \_\_\_\_\_

✓ WRIT OF EXECUTION \_\_\_\_\_ 10

✓ COPY OF DESCRIPTION \_\_\_\_\_ OK

✓ WHEREABOUTS OF LAST KNOWN ADDRESS \_\_\_\_\_

NON-MILITARY AFFIDAVIT \_\_\_\_\_

✓ NOTICES OF SHERIFF'S SALE \_\_\_\_\_

✓ WATCHMAN RELEASE FORM \_\_\_\_\_

✓ AFFIDAVIT OF LIENS LIST \_\_\_\_\_

✓ CHECK FOR \$100.00 -- \_\_\_\_\_

\* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED 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 2 MONTHS 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

TYPE CARDS FOR DEFENDANTS \_\_\_\_\_

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 \_\_\_\_\_

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

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

SHERIFF'S SALE OUTLINE CON'T

SALE BILLS

SEND DESCRIPTION TO PRINTER \_\_\_\_\_

A\* THE FOLLOWING NOTICES REQUIRE A LETTER WITH EXPLANATIONS

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 CLAIM OFFICE \_\_\_\_\_

TAX ASSESSMENT OFFICE \_\_\_\_\_

PROTH OFFICE(post on board) \_\_\_\_\_

POST IN FRONT LOBBY \_\_\_\_\_

POST IN SHERIFF'S OFFICE \_\_\_\_\_

SEND COPY TO ATTY \_\_\_\_\_

POST PROPERTY ACCORDING TO DATE SET \_\_\_\_\_

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 CONCERN

RECORD SHERIFF FEES COLLECTED ON MONTHLY REPORT \_\_\_\_\_

PREPARE DEED AND TAX AFFIDAVIT TO BE RECORDED \_\_\_\_\_

WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_

FILE FOLDER \_\_\_\_\_

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

KIRK M. FREED and MARY ELLEN  
FREED, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PENNA.  
: TWENTY-SIXTH JUDICIAL DISTRICT

:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE

:  
: 96-ET-52  
: NO. 920 OF 1996

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**WRIT OF EXECUTION - MORTGAGE FORECLOSURE**

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

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

ALL THAT CERTAIN piece, parcel or tract of  
land situate in Jackson Township, Columbia County,  
Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner in the center of a  
township road leading from Waller to Divide in line of lands of  
Charles and Emmet Messenger; thence by the center of said  
road, north 14 degrees west, 100 feet to a corner in the center  
of said road; thence by other lands of the Grantees the  
following courses and distances: north 10 degrees east, 388  
feet to a stake corner; thence north 72 degrees west, 298 feet  
to a corner in the center of a township road leading from  
Waller to Divide; thence by the center of said road, south 29  
degrees 30 minutes east, 200 feet to a corner in the center of  
said road; thence along other lands of the Grantees the  
following courses and distances: south 48 degrees 30 minutes  
west, 125 feet to a stake corner; thence south 29 degrees 30  
minutes east, 168 feet to a stake corner; thence south 36  
degrees west, 206 feet to a cherry tree corner in the line of  
land of Charles and Emmet Messenger; thence by the same,  
north 89 degrees 30 minutes east, 280 feet to a corner in the

center of a township road leading from Waller to Divide, the place of beginning. CONTAINING 2.49 Acres of land and upon which is erected a 2 ½ story frame dwelling house and barn.

Amount due:

\$ 30,685.77

(Costs to be added.)

\$ \_\_\_\_\_

Dated: Sept. 27, 1946

Simon A. Kline (SEAL)  
PROTHONOTARY

By: \_\_\_\_\_  
DEPUTY PROTHONOTARY





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

PHONE  
(717) 389-5622

PLAINTIFF

VS

Kirk M. Freed and Mary Ellen Freed, his wife

DEFENDANT

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY

No. 920 CD Term, 19 96

WRIT of Execution -Mortgage Foreclosure  
52-96

ISSUED Sep. 27 1996

NOW, \_\_\_\_\_ 19\_\_\_\_.

High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of \_\_\_\_\_

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

Defendants alleged address is \_\_\_\_\_

Sheriff, Columbia County, Pennsylvania

## AFFIDAVIT OF SERVICE

LEAVE NOW

NOW, November 26 1996, at 1530 hours o'clock        M, served the  
within Mortgage Foreclosure 52 96 upon Kirk M. Freed  
at anywhere to be found within said County of Columbia, nor in Penna by handing to  
Kirk M. Freed has NOT been served, through many tries to locate a true and attested copy of the  
original        and made known to        the contents thereof.

Sworn and Subscribed before me

this 26<sup>th</sup>  
day of November 19 96

Sarah Howe?

Notary Public  
NOTARIAL SEAL  
SAFIAN HUSSAIN, Notary Public  
Bloomsburg, Columbia County PA  
My Commission Expires June 21, 1990

So Answers,

Harry A. Roadarmel Jr.

Sheriff

BY: \_\_\_\_\_  
Deputy Sheriff

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

So Answers,

Sheriff

Deputy Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P.O. BOX 360  
BLOOMSBURG, PA 17815

PHONE  
(717) 309-5422

24 HOUR PHONE  
(717) 204-6300

Rebecca L. Warren, ESQ  
HARDING & WARREN  
38 West Third St.  
Bloomsburg, PA 17815

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

Columbia Co. Farmer's Bank  
VS.

Kirk M and Mary Ellen Freed  
WRIT OF EXECUTION 52-96  
(MORTGAGE FORECLOSURE) 920 of 1996J.D.

POSTING OF PROPERTY

On NOV 12, 1996 at 1430 hours POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Kirk M. and Mary Ellen Freed, and served her personally at R.R.3,  
Box 165-A, Benton, PA 17815  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY  
SHERIFF Timothy I. CHAMBERLAIN

SO ANSWERS:

DEPUTY SHERIFF

*Harry A. Roadarmel, Jr.*  
SHERIFF HARRY A. ROADARMEL, JR.

Sworn and subscribed before me  
this 13th day of  
November 1996

*Sarah J. Hower*  
Sarah J. Hower

NOTARIAL SEAL  
SARAH HOWER, Notary Public  
Bloomsburg, Columbia County PA  
My Commission Expires June 21, 1999

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,  
Plaintiff

vs.

KIRK M. FREED and MARY ELLEN  
FREED, his wife,  
Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PENNA.  
: TWENTY-SIXTH JUDICIAL DISTRICT  
:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE  
: 52-96  
: NO. 920 OF 1996

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WRIT OF EXECUTION

NOTICE

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

The law provides that certain property cannot be taken. Such property is said to be exempt. There is a debtor's exemption of \$300.00. There are other exemptions which may be applicable to you. Attached is a summary of some of the major exemptions. You may have other exemptions or other rights.

If you have an exemption, you should do the following promptly: (1) Fill out the attached claim form and demand for a prompt hearing. (2) Deliver the form or mail it to the Sheriff's Office at the address noted.

You should come to court ready to explain your exemption. If you do not come to court and prove your exemption, you may lose some of your 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.**

COURT ADMINISTRATOR  
COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815  
(717) 389-5667

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

KIRK M. FREED and MARY ELLEN  
FREED, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PENNA.  
: TWENTY-SIXTH JUDICIAL DISTRICT

:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE

:  
: 52-96  
: NO. 920 OF 1996

---

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

NOTICE IS HEREBY GIVEN in accordance with PA. R.C.P. 3129.2(b)(2) that, by virtue of Writ of Execution No. 52EN96 issued out of the Court of Common Pleas of Columbia County, directed to the Sheriff of Columbia County, pursuant to judgment entered in favor of Plaintiff in the above captioned proceedings in the amount of \$30,685.77, there will be exposed to public sale, by endue or outcry, to the highest and best bidder, for cash, at the Sheriff's Office, Columbia County Courthouse, Bloomsburg, Pennsylvania, on DEC 12, 1996, at 10:00 o'clock A.M., all the right, title and interest of the owners, Defendants Kirk M. Freed and Mary Ellen Freed, in and to:

ALL THAT CERTAIN piece, parcel or tract of land situate in Jackson Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner in the center of a township road leading from Waller to Divide in line of lands of Charles and Emmet Messenger; thence by the center of said road, north 14 degrees west, 100 feet to a corner in the center of said road; thence by other lands of the Grantees the following courses and distances: north 10 degrees east, 388 feet to a stake corner; thence north 72 degrees west, 298 feet to a corner in the center of a township road leading from Waller to Divide; thence by the

center of said road, south 29 degrees 30 minutes east, 200 feet to a corner in the center of said road; thence along other lands of the Grantees the following courses and distances: south 48 degrees 30 minutes west, 125 feet to a stake corner; thence south 29 degrees 30 minutes east, 168 feet to a stake corner; thence south 36 degrees west, 206 feet to a cherry tree corner in the line of land of Charles and Emmet Messenger; thence by the same, north 89 degrees 30 minutes east, 280 feet to a corner in the center of a township road leading from Waller to Divide, the place of beginning. CONTAINING 2.49 Acres of land and upon which is erected a 2 ½ story frame dwelling house and barn.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will on JAN. 12, 1996, file a Schedule of Distribution in his office where the same will be available for inspection and that distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN INTO EXECUTION at the suit of Columbia County Farmers National Bank against Kirk M. Freed and Mary Ellen Freed, and will be sold by the Sheriff of Columbia County.

HARDING & WARREN

By: Rebecca L. Warren  
Rebecca L. Warren, Esq.  
Attorney for Plaintiff  
HARDING & WARREN  
38 West Third Street  
Bloomsburg, PA 17815  
(717) 784-6770  
ID# 63669<sup>2</sup>

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

KIRK M. FREED and MARY ELLEN  
FREED, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PENNA.  
: TWENTY-SIXTH JUDICIAL DISTRICT

:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE

:  
:  
: NO. 920 OF 1996

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**AFFIDAVIT PURSUANT TO RULE 3129.1**

Edwin A. Wenner, Loan Administration Manager of Columbia County Farmers National Bank, Plaintiff in the above captioned matter, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at R.R. #3, Box 165A in the Borough of Benton, Columbia County, Pennsylvania, described as follows:

ALL THAT CERTAIN piece, parcel or tract of land situate in Jackson Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner in the center of a township road leading from Waller to Divide in line of lands of Charles and Emmet Messenger; thence by the center of said road, north 14 degrees west, 100 feet to a corner in the center of said road; thence by other lands of the Grantees the following courses and distances: north 10 degrees east, 388 feet to a stake corner; thence north 72 degrees west, 298 feet to a corner in the center of a township road leading from Waller to Divide; thence by the center of said road, south 29 degrees 30 minutes east, 200 feet to a corner in the center of said road; thence along other lands of the Grantees the following courses and distances: south 48 degrees 30 minutes west, 125 feet to a stake corner; thence south 29 degrees 30 minutes east, 168 feet to a stake corner; thence south 36 degrees west, 206 feet to a cherry tree corner in the line of land of Charles and Emmet Messenger; thence by the same, north 89 degrees 30 minutes east, 280 feet to a corner in the center of a township road leading from Waller to Divide, the place of beginning. CONTAINING 2.49 Acres of land and upon which is erected a 2 ½ story frame dwelling house and barn.

1. Name and address of owner(s) or reputed owner(s):

a) Kirk M. Freed  
R.R. #3, Box 165A  
Benton, PA 17814

b) Mary Ellen Freed  
R.R. #2, Box 117  
Benton, PA 17814

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

a) Kirk M. Freed  
R.R. #3, Box 165A  
Benton, PA 17814

b) Mary Ellen Freed  
R.R. #2, Box 117  
Benton, PA 17814

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

Columbia County Farmers National Bank  
232 East Street  
Bloomsburg, PA 17815

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

Columbia County Farmers National Bank  
232 East Street  
Bloomsburg, PA 17815

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

A. Cleveland C. Hummel, Esquire  
3 East Fifth Street  
Bloomsburg, PA 17815


B. Columbia County Tax Assessment Office  
P.O. Box 380  
Bloomsburg, PA 17815

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale: 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: Sept 19, 1996

  
\_\_\_\_\_  
EDWIN A. WENNER, LOAN  
ADMINISTRATION MANAGER



ALL THAT CERTAIN piece, parcel or tract of land situate in Jackson Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner in the center of a township road leading from Waller to Divide in line of lands of Charles and Emmet Messenger; thence by the center of said road, north 14 degrees west, 100 feet to a corner in the center of said road; thence by other lands of the Grantees the following courses and distances: north 10 degrees east, 388 feet to a stake corner; thence north 72 degrees west, 298 feet to a corner in the center of a township road leading from Waller to Divide; thence by the center of said road, south 29 degrees 30 minutes east, 200 feet to a corner in the center of said road; thence along other lands of the Grantees the following courses and distances: south 48 degrees 30 minutes west, 125 feet to a stake corner; thence south 29 degrees 30 minutes east, 168 feet to a stake corner; thence south 36 degrees west, 206 feet to a cherry tree corner in the line of land of Charles and Emmet Messenger; thence by the same, north 89 degrees 30 minutes east, 280 feet to a corner in the center of a township road leading from Waller to Divide, the place of beginning. CONTAINING 2.49 Acres of land and upon which is erected a 2 ½ story frame dwelling house and barn.

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BEGINNING at a corner in the center of a township road leading from Waller to Divide in line of lands of Charles and Emmet Messenger; thence by the center of said road, north 14 degrees west, 100 feet to a corner in the center of said road; thence by other lands of the Grantees the following courses and distances: north 10 degrees east, 388 feet to a stake corner; thence north 72 degrees west, 298 feet to a corner in the center of a township road leading from Waller to Divide; thence by the center of said road, south 29 degrees 30 minutes east, 200 feet to a corner in the center of said road; thence along other lands of the Grantees the following courses and distances: south 48 degrees 30 minutes west, 125 feet to a stake corner; thence south 29 degrees 30 minutes east, 168 feet to a stake corner; thence south 36 degrees west, 206 feet to a cherry tree corner in the line of land of Charles and Emmet Messenger; thence by the same, north 89 degrees 30 minutes east, 280 feet to a corner in the center of a township road leading from Waller to Divide, the place of beginning. CONTAINING 2.49 Acres of land and upon which is erected a 2 ½ story frame dwelling house and barn.

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BEGINNING at a corner in the center of a township road leading from Waller to Divide in line of lands of Charles and Emmet Messenger; thence by the center of said road, north 14 degrees west, 100 feet to a corner in the center of said road; thence by other lands of the Grantees the following courses and distances: north 10 degrees east, 388 feet to a stake corner; thence north 72 degrees west, 298 feet to a corner in the center of a township road leading from Waller to Divide; thence by the center of said road, south 29 degrees 30 minutes east, 200 feet to a corner in the center of said road; thence along other lands of the Grantees the following courses and distances: south 48 degrees 30 minutes west, 125 feet to a stake corner; thence south 29 degrees 30 minutes east, 168 feet to a stake corner; thence south 36 degrees west, 206 feet to a cherry tree corner in the line of land of Charles and Emmet Messenger; thence by the same, north 89 degrees 30 minutes east, 280 feet to a corner in the center of a township road leading from Waller to Divide, the place of beginning. CONTAINING 2.49 Acres of land and upon which is erected a 2 ½ story frame dwelling house and barn.

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REMITTER

Freid Foreclosure



Columbia County  
Farmers National Bank  
Lention • Lightstreet • Millville  
Orangeville • South Centre  
Bloomsburg, PA 17815

L 14905

50-1475/313

PAY TO THE

ORDER OF

Columbia County Sheriff

September 24, 19 96

COLUMBIA COUNTY  
SHERIFFS FUNDING 9002030000

\$ 900.00

THIS DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE, SIMULATED WATERMARK, AND CHLOROPHAN PAPER. ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

CASHIER'S CHECK

*John McNamee*

DOLLARS  
AUTH. SIG.

⑈014905⑈ ⑈031314765⑈ 0021360820⑈ 500

2 3900 24/01/96



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

PHONE  
(717) 389-5622

VS

ISSUED

Deputy Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 781-6400

DATE: OCT 8, 1996

RE: Sheriff's Sale Advertising Dates

Columbia County Farmer's Bank vs Kirk M. and Mary Ellen Freed

No. 52 of 1996 ED

No 920 of 1996 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week Nov 21, 1996

2nd week Nov 28, 1996

3rd week Dec 5, 1996

Sale DEC 12, 1996 at 1000 AM

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

KIRK M. FREED and MARY ELLEN  
FREED, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PENNA.  
: TWENTY-SIXTH JUDICIAL DISTRICT

: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE

: NO. 920 OF 1996

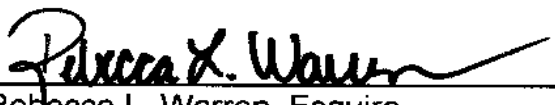
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**AFFIDAVIT OF WHEREABOUTS OF DEFENDANT KIRK M. FREED**

I, Rebecca L. Warren, Esquire, counsel to Plaintiff in the above captioned proceeding, hereby state that the whereabouts of the Defendant, Kirk M. Freed, in the above captioned proceeding is his place of residence at the mortgaged premises, namely at R.R. #3, Box 165A, in the Borough of Benton, Columbia County, Pennsylvania. There are no known tenants occupying the mortgaged premises.

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.

Dated: September 27, 1996.

  
\_\_\_\_\_  
Rebecca L. Warren, Esquire



HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-5622

TELEPHONE  
(717) 701-6,000

Date: OCT 8, 1996

To: Paul E. Remley, Tax Collector  
Jackson Twp.,  
R.R. 3, Box 161  
Benton, PA 17814

Re: Columbia Co. Farmer's Bank vs. Kirk M. and Mary-Ellen Freed.

No: 52 of 1996 ED No: 920 of 1996 JD

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel, Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 300  
HARRISBURG, PA 17105

PHONE  
(717) 244-5622  
389-5622

24 HOUR PHONE  
(717) 701-6100

Date: OCT 8, 1996

To: Atty. Stephen Brandwene  
Deputy Atty. General  
Collection Unit-4th & Walnut St.  
Harrisburg, PA 17120

Re: Columbia Co. Farmer's Bank vs. Kirk M. and Mary-Ellen Freed.

No: 52 of 1996 ED No: 920 of 1996 JD

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel, Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 288-5622  
389-5622

TELETYPE  
(717) 288-6000

Date: OCT 8, 1996

To:

Office of F.A.I.R.  
Dept. of Public Welfare  
P.O. BOX 8016  
Harrisburg, PA 17105

Re: Columbia Co. Farmer's Bank vs. Kirk M. and Mary-Ellen Freed.

No: 52 of 1996 ED No: 920 of 1996 JD

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 284-5622  
389-5622

24 HOUR PHONE  
(717) 284-6000

Date: OCT 8, 1996

To:  
Small Business Administration  
20 N. Penna. Avenue  
Room 2327  
Wilkes-Barre, PA 18701

Re: Columbia Co. Farmer's Bank vs. Kirk M. and Mary-Ellen Freed.  
No: 52 of 1996 CD No: 920 of 1996 JD

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
HARRISBURG, PA 17115

PHONE  
(717) 284-6300  
389-5622

24 HOUR PHONE  
(717) 284-6300

Date: OCT 8, 1996

To: COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 280946  
HARRISBURG, PA 17128-0946

Re: Columbia Co. Farmer's Bank vs. Kirk M. and Mary-ellen Freed.

No: 52 of 1996 ID No: 920 of 1996 JD

Dear Sir:

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

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

Respectfully,

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff of Columbia County

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

KIRK M. FREED and MARY ELLEN  
FREED, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PENNA.  
: TWENTY-SIXTH JUDICIAL DISTRICT  
:

: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE  
:

: NO. 920 OF 1996

---

AFFIDAVIT PURSUANT TO RULE 3129.1

Edwin A. Wenner, Loan Administration Manager of Columbia County Farmers National Bank, Plaintiff in the above captioned matter, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real property located at R.R. #3, Box 165A in the Borough of Benton, Columbia County, Pennsylvania, described as follows:

ALL THAT CERTAIN piece, parcel or tract of land situate in Jackson Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner in the center of a township road leading from Waller to Divide in line of lands of Charles and Emmet Messenger; thence by the center of said road, north 14 degrees west, 100 feet to a corner in the center of said road; thence by other lands of the Grantees the following courses and distances: north 10 degrees east, 388 feet to a stake corner; thence north 72 degrees west, 298 feet to a corner in the center of a township road leading from Waller to Divide; thence by the center of said road, south 29 degrees 30 minutes east, 200 feet to a corner in the center of said road; thence along other lands of the Grantees the following courses and distances: south 48 degrees 30 minutes west, 125 feet to a stake corner; thence south 29 degrees 30 minutes east, 168 feet to a stake corner; thence south 36 degrees west, 206 feet to a cherry tree corner in the line of land of Charles and Emmet Messenger; thence by the same, north 89 degrees 30 minutes east, 280 feet to a corner in the center of a township road leading from Waller to Divide, the place of beginning. CONTAINING 2.49 Acres of land and upon which is erected a 2 ½ story frame dwelling house and barn.

1. Name and address of owner(s) or reputed owner(s):

- |                   |                     |
|-------------------|---------------------|
| a) Kirk M. Freed  | b) Mary Ellen Freed |
| R.R. #3, Box 165A | R.R. #2, Box 117    |
| Benton, PA 17814  | Benton, PA 17814    |

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

- |                   |                     |
|-------------------|---------------------|
| a) Kirk M. Freed  | b) Mary Ellen Freed |
| R.R. #3, Box 165A | R.R. #2, Box 117    |
| Benton, PA 17814  | Benton, PA 17814    |

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

Columbia County Farmers National Bank  
232 East Street  
Bloomsburg, PA 17815

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

Columbia County Farmers National Bank  
232 East Street  
Bloomsburg, PA 17815

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


- A. Cleveland C. Hummel, Esquire  
3 East Fifth Street  
Bloomsburg, PA 17815
- B. Columbia County Tax Assessment Office  
P.O. Box 380  
Bloomsburg, PA 17815

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale: 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: Sept 19, 1996

  
EDWIN A. WENNER, LOAN  
ADMINISTRATION MANAGER



COLUMBIA COUNTY FARMERS  
NATIONAL BANK,  
Plaintiff

vs.

KIRK M. FREED and MARY ELLEN  
FREED, his wife,  
Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PENNA.  
: TWENTY-SIXTH JUDICIAL DISTRICT  
:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE  
:  
: NO. 920 OF 1996


---

**AFFIDAVIT OF WHEREABOUTS OF DEFENDANT KIRK M. FREED**

I, Rebecca L. Warren, Esquire, counsel to Plaintiff in the above captioned proceeding, hereby state that the whereabouts of the Defendant, Kirk M. Freed, in the above captioned proceeding is his place of residence at the mortgaged premises, namely at R.R. #3, Box 165A, in the Borough of Benton, Columbia County, Pennsylvania. There are no known tenants occupying the mortgaged premises.

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.

Dated: September 27, 1996.

  
Rebecca L. Warren, Esquire

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

KIRK M. FREED and MARY ELLEN  
FREED, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PENNA.  
: TWENTY-SIXTH JUDICIAL DISTRICT  
:

: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE  
:

: NO. 920 OF 1996

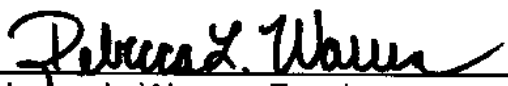
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**AFFIDAVIT OF WHEREABOUTS OF DEFENDANT MARY ELLEN FREED**

I, Rebecca L. Warren, Esquire, counsel to Plaintiff in the above captioned proceeding, hereby state that the whereabouts of the Defendant, Mary Ellen Freed, in the above captioned proceeding is her place of residence at R.R. #2, Box 117, in the Borough of Benton, Columbia County, Pennsylvania.

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.

Dated: September 27, 1996.

  
\_\_\_\_\_  
Rebecca L. Warren, Esquire

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,  
Plaintiff

vs.

KIRK M. FREED and MARY ELLEN  
FREED, his wife,  
Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PENNA.  
: TWENTY-SIXTH JUDICIAL DISTRICT  
:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE  
:  
: NO. 920 OF 1996


---

**AFFIDAVIT OF WHEREABOUTS OF DEFENDANT MARY ELLEN FREED**

I, Rebecca L. Warren, Esquire, counsel to Plaintiff in the above captioned proceeding, hereby state that the whereabouts of the Defendant, Mary Ellen Freed, in the above captioned proceeding is her place of residence at R.R. #2, Box 117, in the Borough of Benton, Columbia County, Pennsylvania.

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.

Dated: September 27, 1996.

  
\_\_\_\_\_  
Rebecca L. Warren, Esquire

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

KIRK M. FREED and MARY ELLEN  
FREED, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PENNA.  
: TWENTY-SIXTH JUDICIAL DISTRICT

: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE

: NO. 920 OF 1996

---

TO: OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

PROPERTY AT: R.R. #3, Box 165A, Benton, Columbia County,  
Pennsylvania (See Exhibit A, attached hereto.)

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever if found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

HARDING & WARREN

By: Rebecca L. Warren  
Rebecca L. Warren, Esq.  
Attorney for Plaintiff  
HARDING & WARREN  
38 West Third Street  
Bloomsburg, PA 17815  
(717) 784-6770  
ID# 63669

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

KIRK M. FREED and MARY ELLEN  
FREED, his wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: OF COLUMBIA COUNTY, PENNA.  
: TWENTY-SIXTH JUDICIAL DISTRICT

:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE

:  
: NO. 920 OF 1996

---

TO: OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

PROPERTY AT: R.R. #3, Box 165A, Benton, Columbia County,  
Pennsylvania (See Exhibit A, attached hereto.)

WAIVER OF WATCHMAN

Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever if found in possession, after notifying person of such levy or attachment, without liability on the part of such deputy or the sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

HARDING & WARREN

By:



Rebecca L. Warren, Esq.

Attorney for Plaintiff

HARDING & WARREN

38 West Third Street

Bloomsburg, PA 17815

(717) 784-6770

ID# 63669

# S H E R I F F ' S   S A L E

---

BY VIRTUE OF A WRIT OF EXECUTION NO. 52 OF 1996 AND J.D.920-<sup>96</sup> ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, DIRECTED TO ME, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDER, FOR CASH, IN THE COLUMBIA COUNTY SHERIFF'S OFFICE, COURT HOUSE, WEST MAIN STREET, TOWN OF BLOOMSBURG, PENNA.

---

THURSDAY DEC 12, 1996 at 1000 AM

---

IN THE FORENOON OF SAID DAY, ALL THE RIGHT, TITLE AND INTEREST OF THE DESCRIBED LOTS, PIECES OR PARCELS OF LAND SITUATED IN TOWNSHIP OF JACKSON COUNTY OF COLUMBIA, COMMONWEALTH OF PENNSYLVANIA, BOUND AND DESCRIBED AS FOLLOWS, TO WIT:

ALL THAT CERTAIN piece, parcel or tract of land situate in Jackson Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a corner in the center of a township road leading from Waller to Divide in line of lands of Charles and Emmet Messenger; thence by the center of said road, north 14 degrees west, 100 feet to a corner in the center of said road; thence by other lands of the Grantees the following courses and distances: north 10 degrees east, 388 feet to a stake corner; thence north 72 degrees west, 298 feet to a corner in the center of a township road leading from Waller to Divide; thence by the center of said road, south 29 degrees 30 minutes east, 200 feet to a corner in the center of said road; thence along other lands of the Grantees the following courses and distances: south 48 degrees 30 minutes west, 125 feet to a stake corner; thence south 29 degrees 30 minutes east, 168 feet to a stake corner; thence south 36 degrees west, 206 feet to a cherry tree corner in the line of land of Charles and Emmet Messenger; thence by the same, north 89 degrees 30 minutes east, 280 feet to a corner in the center of a township road leading from Waller to Divide, the place of beginning. CONTAINING 2.49 Acres of land and upon which is erected a 2 ½ story frame dwelling house and barn.

SEIZED IN EXECUTION AS the property of Kirk M and Mary Ellen Freed, RR3, Box 165-A, Jackson Township, Benton, PA, 17814, at the suit of the Columbia County Farmers National Bank.

TERMS OF SALE: Ten (10) percent cash or cashier's check at time of the Sale, balance in cash or certified check within eight (8) days after the Sale.

ALL PARTIES IN INTEREST AND CLAIMANTS will take notice that a Schedule of Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of posting.

Attorney for Plaintiff:

HARDING & WARREN  
Rebecca L. Warren, ESQ.  
38 West Third Street  
Bloomsburg, PA 17815

Harry A. Roadarmel Jr.  
Sheriff of Columbia County