

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

UNE MORT SERV VS ROMAN L. - LOIS J. FATOMA  
NO. 66-97 E.D. NO. 1117-97 J.D. DATE OF SALE 12-11-97 TIME OF SALE 11:00

DOCKET AND RETURN	\$ <u>15.-</u>
SERVICE PER DEFENDANT OR GARNISHEE	<u>90.-</u>
LEVY (PER PARCEL)	<u>15.-</u>
MAILING COSTS	<u>20.-</u>
ADVERTISING, SALE BILLS, & COPIES	<u>15.-</u>
ADVERTISING SALE (PLUS NEWSPAPER)	<u>15.-</u>
MILEAGE	<u>18.-</u>
POSTING HANDBILLS	<u>15.-</u>
CRYING?ADJOURN SALE (EACH SALE)	<u>10.-</u>
SHERIFF'S DEED	<u>30.-</u>
TRANSFER TAX FORM	<u>20.-</u>
DISTRIBUTION FORM	<u>20.-</u>
OTHER <u>copies</u>	<u>5.-</u>

TOTAL.....\$ 288.-

PRESS-ENTERPRISE INC	\$ <u>227.60</u>
SOLICITOR'S SERVICES	<u>50.-</u>

TOTAL.....277.60

PROTHONOTARY (NOTARY)	\$ <u>10.<sup>00</sup></u>
RECORDER OF DEEDS	<u>26.50</u>

OTHER

TOTAL.....36.50

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19	\$	
SCHOOL DISTRICT TAXES, 19	\$	
DELINQUENT TAXES, 19	\$	<u>5.00</u>

TOTAL.....\$ 5.-

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL	19	\$	
WATER--MUNICIPAL	19	\$	

TOTAL.....- 0 -

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL.....14.-

MISCELLANEOUS	\$	
	\$	

TOTAL.....

TOTAL COSTS (OPEN BID).....621.<sup>10</sup>

FEDERMAN AND PHELAN  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102  
Tele: 215-563-7000  
Fax: 215-563-5534

January 9, 1998

Office of the Sheriff  
Columbia County Courthouse  
35 West Main Street  
Bloomsburg, PA 17815

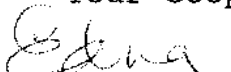
Re: FUTOMA, Roman  
RD#3 Box 490  
Bloomsburg, PA 17815

Gentlemen:

I hereby assign my bid on the above captioned property which was knocked-down to me as "attorney-on-the-writ", to FEDERAL NATIONAL MORTGAGE ASSOCIATION, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

Enclosed please a check payable to your office for \$ , and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

  
Edna Houston/for  
Federman and Phelan

COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE

Date October 14, 1997

OWNER OR REPUTED OWNER

Futoma, Roman L. & Lois J.

DESCRIPTION OF PROPERTY

15.50 Ac.

PARCEL NUMBER 1.08--026-00,000 IN Beaver Twp. Township  
Borough  
City

YEAR	TOTAL
Lien.	\$5.00
TOTAL	\$5.00

The above figures represent the amount(s) due during the month of  
December, 1997.

This is to certify that, according to our records, there are tax liens on  
the above mentioned property as of December 31, 1997.

Excluding: Interim Tax Billings

Requested by:

*3d 1-5-98*

FEE - \$5.00  
Per Parcel

COLUMBIA COUNTY TAX CLAIM BUREAU

IT IS THE POLICY OF THE BUREAU TO MAINTAIN RECORDS OF ALL TAXES DUE  
ON ALL PROPERTY THAT WE WILL MAKE ANY  
1997 TAXES THAT WERE DUE.

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

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

VNB MORTGAGE SERVICES, INC.

No. 1117 OF 1997 Term 19 E.D.

No. 66-ED-1997 Term 19 A.D.

No. Term 19 J.D.

VS

ROMAN L. FUTOMA

LOIS J. FUTOMA

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

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 described property (specifically described property below):

SEE ATTACHED LEGAL DESCRIPTION

Amount Due

\$ 91,606.21

Interest from

10/5/97 TO SALE

\$

Total \$15.05 PER DIEM

\$

Plus costs

as endorsed.

(Clerk) Office of Judicial Support, Common Pleas Court  
of County, Penna.

Dated

October 7, 1997

(SEAL)

### DESCRIPTION

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

BEGINNING at a stone corner at the intersection of lands now or formerly of the John Bellum and M. Blosschok Estate; thence South 78-1/2 degrees West 61 rods to a stone corner; thence North 4 degrees 37 minutes West 54 rods to a stone corner in the middle of the State Highway leading from Shumans to Mt. Grove; thence North 85 degrees East 10.2 rods to a stone corner; thence North 77 degrees East 17 rods to a stone corner; thence South 49 degrees East 32.9 rods to a stone corner; thence South 31 degrees 15 minutes East 28.7 rods to a stone corner, the place of beginning.

CONTAINING 15.5 acres of land, more or less.

BEING Parcel #01-08-26.

### RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Roman L. Futoma and Lois J. Futoma, his wife, by Deed from Joann Herman, widow, dated 2/3/93 recorded 2/4/93 in Record Book 525 page 978.

FEDERMAN AND PHELAN  
Two Penn Center Plaza  
Suite 900  
Philadelphia, PA 19102-1799  
(215) 563-7000  
Telecopier #: (215) 563-5534

November 14, 1997

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

RE: VNB MORTGAGE SERVICES, INC. : COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
vs. : CIVIL DIVISION

ROMAN L. FUTOMA  
LOIS J. FUTOMA

NO. 1117 OF 1997

RE: AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

Dear Sir,

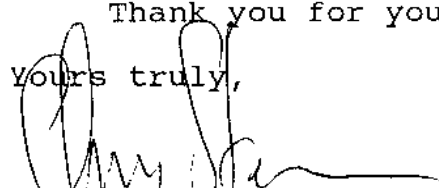
Enclosed please find the following:

XX Affidavit of service pursuant to rule 3129 with  
attachments.

Please return a time-stamped copy in the self-addressed  
stamped envelope that has been provided for your convenience.

Thank you for your cooperation.

Yours truly,

  
Chris Stears  
for Federman and Phelan

CC: Sheriff's Office of Cumberland County

IN THE COURT OF COMMON PLEAS OF CUMBERLAND COUNTY, PENNSYLVANIA

RE: VNB MORTGAGE SERVICES, INC. : COLUMBIA COUNTY  
vs. : COURT OF COMMON PLEAS  
: CIVIL DIVISION

ROMAN L. FUTOMA  
LOIS J. FUTOMA

NO. 1117 OF 1997

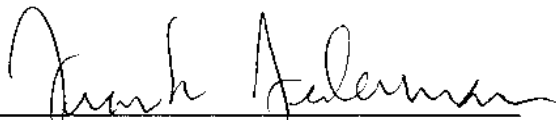
AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

)  
)

SS:

I, FRANK FEDERMAN, ESQUIRE attorney for VNB MORTGAGE SERVICES, INC. hereby verify that on OCTOBER 22, 1997 true and correct copies of the Notice of Sheriff's Sale were served by certificate of mailing to the recorded lienholder, and any known interested party see Exhibit "A" attached hereto. Notice of Sale was sent to the Defendant(s) on OCTOBER 22, 1997 by first class mail and certified mail, return receipt requested, see Exhibit "B" attached hereto. DEFENDANT(S') certified mail was returned signed, see Exhibit "C" attached hereto.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DATE: November 14, 1997

Handwritten mark resembling a stylized 'A' or '11'.

**FEDERMAN AND PHELAN**  
Name and Address of Sender  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102

CMS

Indicate type of mail:  
☐ Registered  
☐ Insured  
☐ COD  
☐ Certified  
☐ Return Receipt For Merchandise  
☐ Int'l Recorded Del.  
☐ Express Mail

Check appropriate block for:  
☐ Registered Mail:  
☐ With Postal Insurance  
☐ Without Postal Insurance

Affix stamp here if issued as certificate of mailing or for additional copies of this bill.

POSTMARK AND DATE OF RECEIPT

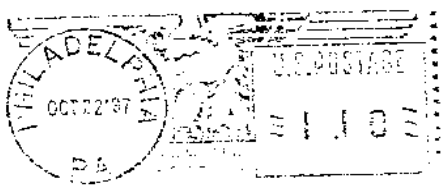
Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee	Handling Charge	Act Value (If Regs.)	Insured Value	Due Sender (If COD)	R. R. Fee	S. D. Fee	S. H. Fee	Rest. Del. Fee	Remarks
1	(FUTOMA)	TRANSAMERICA FINANCIAL DISCOUNT 113 E. 7TH ST. BLOOMSBURG, PA 17815											
2		TENANT/OCCUPANT R.R. 3, BOX 490 BLOOMSBURG, PA 17815											
3	XXXXXXXXXX												
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													

Total Number of Pieces Listed by Sender: 2

Total Number of Pieces Received at Post Office: 2

POSTMASTER, PER (Name of receiving employee): *[Signature]*

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise insurance is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail Manual 913 and 914 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to third and fourth class parcels.





P 965 575 947

RETURN RECEIPT SERVICE	POSTAGE		POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	/	
	CERTIFIED FEE - RETURN RECEIPT		
	TOTAL POSTAGE AND FEES		
NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)			
SENT TO:  ARMY L. FUDMA R.T. 3, BOX 400 BIRMINGHAM, AL 35216			

PS FORM 3800

US Postal Service

Receipt for  
Certified Mail

CMS-FUDMA

PLACE STICKER AT TOP  
THE RIGHT OF P

IMPORTANT

"B"

P 965 575 948

RETURN RECEIPT SERVICE	POSTAGE		POSTMARK OR DATE
	SHOW TO WHOM DATE AND ADDRESS OF DELIVERY / RESTRICTED DELIVERY	/	
	CERTIFIED FEE - RETURN RECEIPT		
	TOTAL POSTAGE AND FEES		
NO INSURANCE COVERAGE PROVIDED - NOT FOR INTERNATIONAL MAIL (SEE OTHER SIDE)			
SENT TO:  ARMY L. FUDMA R.T. 3, BOX 400 BIRMINGHAM, AL 35216			

PS FORM 3800

US Postal Service

Receipt for  
Certified Mail

CMS-FUDMA

IMPORTANT

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- 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.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

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

3. Article Addressed to:

LOIS J. FUTOMA  
P.O. Box 490  
BIRMINGHAM, AL 35201

4a. Article Number

P 965 575 948

4b. Service Type

☒ CERTIFIED

7. Date of Delivery

OCT 31 1997

5. Received By: (Print Name)

Lois J Futoma

6. Signature: (Addressee or Agent)

X Lois J Futoma

8. Addressee's Address

(ONLY if requested and fee paid.)

PS FORM 3811, January 1996

Domestic Return Receipt

CMS-FUTOMA

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- 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.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

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

3. Article Addressed to:

LOIS J. FUTOMA  
P.O. Box 490  
BIRMINGHAM, AL 35201

4a. Article Number

P 965 575 947

4b. Service Type

☒ CERTIFIED

7. Date of Delivery

OCT 31 1997

5. Received By: (Print Name)

Romas L. Futoma

6. Signature: (Addressee or Agent)

X Romas L. Futoma

8. Addressee's Address

(ONLY if requested and fee paid.)

PS FORM 3811, January 1996

Domestic Return Receipt

CMS-FUTOMA

# SHERIFF'S SALE

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THURSDAY DECEMBER 11, 1997 at 11:00 AM

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BY VIRTUE OF A WRIT OF EXECUTION NO. 66 OF 1997, CIVIL NO. 1117 OF 1997, ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., ALL THE RIGHT, TITLE AND INTEREST TO THE DEFENDANTS IN: AND TO:

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

BEGINNING at a stone corner at the intersection of lands now or formerly of the John Bellum and M. Bloschock Estate; thence South 78-1/2 degrees West 61 rods to a stone corner; thence North 4 degrees 37 minutes West 54 rods to a stone corner in the middle of the State Highway leading from Shumans to Mt. Grove; thence North 85 degrees East 10.2 rods to a stone corner; thence North 77 degrees East 17 rods to a stone corner; thence South 49 degrees East 32.9 rods to a stone corner; thence South 31 degrees 15 minutes East 28.7 rods to a stone corner, the place of beginning.

CONTAINING 15.5 acres of land, more or less.

BEING Parcel #01-08-26.

## RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Roman L. Futoma and Lois J. Futoma, his wife, by Deed from Joann Herman, widow, dated 2/3/93 recorded 2/4/93 in Record Book 525 page 978.

TERMS OF SALE: Ten (10) percent cash or cashier's check of the bid or the amount of the opening bid (costs) due at the time of the Sale, whichever is the higher. Entire balance of amount due in cash or certified check with 3 (eight) 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.

ATTORNEYS FOR PLAINTIFF:

Frank Federman, Esq.  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

SHERIFF OF COLUMBIA COUNT

Harry A. Roadarmel Jr.

STATE OF PENNSYLVANIA }  
COUNTY OF COLUMBLA } 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 . Nov. . 20, . 27, . Dec. . 4 . . . , 19. 97. . . . 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 8th day of DECEMBER 1997.

*Dennis L. Ashenfelder*

(Notary Public)

My Commission Expires

Notarial Seal  
Dennis L. Ashenfelder, Notary Public  
Scott Twp., Columbia County  
My Commission Expires July 3, 1999

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

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

Frank Federman, Esq.  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

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

NO. 66 of 1997

WRIT OF EXECUTION

SERVICE ON Lois J. Futoma

ON October 22, 1997 AT 5:00 PM A TRUE AND ATTESTED COPY OF THE WITHIN  
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A  
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Lois J. Futoma

AT RR#3 Box 490 Bloomsburg, PA BY DEPUTY SHERIFF Timothy Chamberlain

SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE  
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Lois J. Futoma

SO ANSWERS:

  
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 23rd DAY OF

October 19 97

SHERIFF

NOTARIAL SEAL

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

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) 784-6300

Frank Federman, Esq.  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

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

NO. 66 of 1997

WRIT OF EXECUTION

SERVICE ON Columbia County Tax Claim

ON October 14, 1997 AT 9:25 AM A TRUE AND ATTESTED COPY OF THE WITHIN  
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A  
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Columbia County Tax Claim  
AT Courthouse, Bloomsburg, PA BY DEPUTY SHERIFF Timothy Chamberlain  
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE  
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Lois Dunn, Secretary

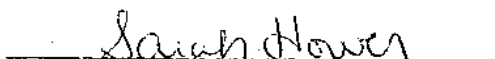
SO ANSWERS:

  
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 23rd DAY OF

October 19 97



SHERIFF

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

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) 784-6300

Frank Federman, Esq.  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

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

NO. 66 of 1997

WRIT OF EXECUTION

SERVICE ON Roman Futoma

ON October 22, 1997 AT 5:00 PM A TRUE AND ATTESTED COPY OF THE WITHIN  
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A  
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Roman L. Futoma  
AT RR#3 Box 490 Bloomsburg, PA BY DEPUTY SHERIFF Timothy Chamberlain  
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE  
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Lois Futoma, Wife

SO ANSWERS:

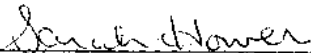
  
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 23rd DAY OF

SHERIFF

October 1997



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

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) 784-6300

Frank Federman, Esq.  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

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

NO. 66 of 1997

WRIT OF EXECUTION

SERVICE ON Elizabeth Chyko, Beaver Township Tax Collector

ON October 14, 1997 AT 2:35 PM A TRUE AND ATTESTED COPY OF THE WITHIN  
WRIT OF EXECUTION, A TRUE COPY OF THE NOTICE OF SHERIFF'S SALE IN REAL ESTATE AND A  
COPY OF THE DESCRIPTION OF PROPERTY WAS SERVED ON Elizabeth Chyko Tax Collector  
AT Sheriff's Office, Bloomsburg, PA BY DEPUTY SHERIFF Timothy Chamberlain  
SERVICE WAS MADE BY HANDING THE SAID WRIT OF EXECUTION AND NOTICE OF SHERIFF'S SALE  
IN REAL ESTATE AND A COPY OF THE DESCRIPTION TO Elizabeth Chyko

SO ANSWERS:

Timothy Chamberlain  
DEPUTY SHERIFF

SWORN AND SUBSCRIBED BEFORE ME

THIS 23rd DAY OF

SHERIFF

October 1997

Sarah Hower

NOTARIAL SEAL

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



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380

SHERIFF'S SALE/REAL ESTATE OUTLINE

PHONE  
(717) 389-5622

24 HOUR PHONE  
(717) 784-6300

16-97

RECEIVE AND TIME STAMP WRIT 10-11-97

DOCKET AND INDEX 11-10-97

SET FILE FOLDER UP ✓

CHECK FOR PROPER INFO

WRIT OF EXECUTION ✓

COPY OF DESCRIPTION ✓

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE ✓

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR ~~500.00~~ <sup>100.00</sup> ✓

\* 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 12-11-97 - 10:00  
Post 11-10 A.M. 11-20, 27, 24

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 1-2-97

\* 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 previous 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 RECEIPT ✓

\* 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 \_\_\_\_\_

★ 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 \_\_\_\_\_

### DESCRIPTION

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

BEGINNING at a stone corner at the intersection of lands now or formerly of the John Bellum and M. Blosschok Estate; thence South 78-1/2 degrees West 61 rods to a stone corner; thence North 4 degrees 37 minutes West 54 rods to a stone corner in the middle of the State Highway leading from Shumans to Mt. Grove; thence North 85 degrees East 10.2 rods to a stone corner; thence North 77 degrees East 17 rods to a stone corner; thence South 49 degrees East 32.9 rods to a stone corner; thence South 31 degrees 15 minutes East 28.7 rods to a stone corner, the place of beginning.

CONTAINING 15.5 acres of land, more or less.

BEING Parcel #01-08-26.

### RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Roman L. Futoma and Lois J. Futoma, his wife, by Deed from Joann Herman, widow, dated 2/3/93 recorded 2/4/93 in Record Book 525 page 978.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA 17015

PHONE  
(717) 329-5622

24 HOUR PHONE  
(717) 783-6100

DATE: October 11, 1997

RE: Sheriff's Sale Advertising Dates

VNB Mortgage Services, Inc.; Roman L. and Lois J. Futoma

No. 66 of 1997 ED

No. 1117 of 1997 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week November 20, 1997

2nd week November 27, 1997

3rd week December 4, 1997

SALE DATE: DECEMBER 11, 1997  
AT 11:00 AM

Feel free to contact me if you have any questions.

Respectfully

*Harry A. Roadarmel Jr.*  
Harry A. Roadarmel, Jr.  
Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

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

PHONE  
(717) 298-6100  
389-5622

TELEPHONE  
(717) 298-6100

Date: October 17, 1997

To: Frank Federman, Esq.  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

Re: VNB Mortgage Services, Inc. vs. Roman L. and Lois J. Futoma

No: 66 of 1997 ED

No: 1117 of 1997 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

PS Form 3811, December 1994

3. Article Addressed to:

4a. Article Number  
P 876 695 621

4b. Service Type  
☐ Registered  
☐ Express Mail  
☐ Return Receipt for Merchandise  
7. Date of Delivery

5. Received By: (Print Name)  
Debra H. Koski

6. Signature: (Addressee or Agent)  
X [Signature]

8. Addressee's Address (Only if requested and fee is paid)  
Household Finance  
RR#5 Box 1980  
Selinsgrove, PA 17870

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3811, December 1994

3. Article Addressed to:

4a. Article Number  
P 876 695 622

4b. Service Type  
☐ Registered  
☐ Express Mail  
☐ Return Receipt for Merchandise  
7. Date of Delivery

5. Received By: (Print Name)  
Samuel J. Ventura

6. Signature: (Addressee or Agent)  
X [Signature]

8. Addressee's Address (Only if requested and fee is paid)  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF COMPLIANCE  
CLEARANCE SUPPORT SECTION  
DEPARTMENT 280946  
HARRISBURG PA 17128-0946

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3811, December 1994

3. Article Addressed to:

4a. Article Number  
P 876 695 610

4b. Service Type  
☐ Registered  
☐ Express Mail  
☒ Return Receipt for Merchandise  
7. Date of Delivery

5. Received By: (Print Name)  
Atty. Stephen Brandwene  
Deputy Atty. General  
Collection Unit-4th & Walnut St.  
Harrisburg, PA 17120

6. Signature: (Addressee or Agent)  
X [Signature]

8. Addressee's Address (Only if requested and fee is paid)  
Atty. Stephen Brandwene  
Deputy Atty. General  
Collection Unit-4th & Walnut St.  
Harrisburg, PA 17120

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3811, December 1994

3. Article Addressed to:

4a. Article Number  
P 876 695 621

4b. Service Type  
☐ Registered  
☐ Express Mail  
☒ Return Receipt for Merchandise  
7. Date of Delivery

5. Received By: (Print Name)  
Small Business Administration  
20 N. Penna. Avenue  
Room 2327  
Wilkes-Barre, PA 18701

6. Signature: (Addressee or Agent)  
X [Signature]

8. Addressee's Address (Only if requested and fee is paid)  
Small Business Administration  
20 N. Penna. Avenue  
Room 2327  
Wilkes-Barre, PA 18701

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3811, December 1994

3. Article Addressed to:

4a. Article Number  
P 876 695 622

4b. Service Type  
☐ Registered  
☐ Express Mail  
☒ Return Receipt for Merchandise  
7. Date of Delivery

5. Received By: (Print Name)  
Office of F.A.I.R  
Dept. of Public Welfare  
P.O. BOX 8016  
Harrisburg, PA 17105

6. Signature: (Addressee or Agent)  
X [Signature]

8. Addressee's Address (Only if requested and fee is paid)  
Office of F.A.I.R  
Dept. of Public Welfare  
P.O. BOX 8016  
Harrisburg, PA 17105

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3811, December 1994

3. Article Addressed to:

4a. Article Number  
P 876 695 610

4b. Service Type  
☐ Registered  
☐ Express Mail  
☒ Return Receipt for Merchandise  
7. Date of Delivery

5. Received By: (Print Name)  
Frank Federman, Esq.  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

6. Signature: (Addressee or Agent)  
X [Signature]

8. Addressee's Address (Only if requested and fee is paid)  
Frank Federman, Esq.  
Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102

Is your RETURN ADDRESS completed on the reverse side?

I also wish to receive the following services (for an extra fee):

66-97

1. ☒ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

**SENDER:**

Complete items 1 and/or 2 for additional services.

Complete items 3, 4, and 4b.

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.

Domestic Return Receipt

PS Form 3811, December 1994

Domestic Return Receipt

PS Form 3811, December 1994

Domestic Return Receipt

PS Form 3811, December 1994

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-5622

TELETYPE  
(717) 784-6000

Date: October 11, 1997

To: Transamerica Financial Consumer Dis. Co.  
113 E. 7th St.  
Bloomsburg, PA 17815

Re: VNB Mortgage Services, Inc. vs. Roman L. and Lois J. Futoma

No: 66 of 1997 LD

No: 1117 of 1997 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 17815

PHONE  
(717) 389-5622

TELEPHONE  
(717) 784-6300

Date: October 11, 1997

To: Columbia Tax Claim  
Courthouse  
Bloomsburg, PA 17815

Re: VNB Mortgage Services, Inc. vs. Roman L. and Lois J. Futoma

No: 66 of 1997 ED

No: 1117 of 1997 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 17815

PHONE  
(717) 389-5622

TELETYPE  
(717) 784-6300

Date: October 11, 1997

To: Elizabeth Chyko-Tax Collector  
RR#3 Box 552  
Bloomsburg, PA 17815

Re: VNB Mortgage Services, Inc. vs. Roman L. and Lois J. Futoma

No: 66 of 1997 ED No: 1117 of 1997 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  
HARRISBURG, PA 17103

PHONE  
(717) 204-5555  
389-5622

TELEPHONE  
(717) 784-6300

Date: October 11, 1997

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

Re: VNB Mortgage Services, Inc. vs. Roman L. and Lois J. Futoma

No: 66 of 1997 ED No: 1117 of 1997 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) 244-6300  
389-5622

FAX/TELEPHONE  
(717) 704-6300

Date: October 11, 1997

To:

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

Re: VNB Mortgage Services, Inc. vs. Roman L. and Lois J. Futoma

No: 66 of 1997 ED No: 1117 of 1997 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) 389-5622  
389-5622

TELETYPE  
(717) 389-6000

Date: October 11, 1997

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

Re: VNB Mortgage Services, Inc. vs. Roman L. and Lois J. Futoma

No: 66 of 1997 ED No: 1117 of 1997 JD

Dear Sir:

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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) 293-6191  
389-5622

24 HOUR PHONE  
(717) 704-6000

Date: October 11, 1997

To:

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

Re: VNB Mortgage Services, Inc. vs. Roman L. and Lois J. Futoma

No: 66 of 1997 CD No: 1117 of 1997 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

## SHERIFF'S RETURN OF SERVICE — COLUMBIA

Please prepare separate "Return" Form for each Defendant to be served by Sheriff.  
If you desire a copy of this "Return" mailed to you, please attach self-addressed  
stamped envelope for each separate address where service is requested.

COURT NAME AND NUMBER

1117 OF 1997

## TO BE COMPLETED BY ATTORNEY

PLAINTIFF(S)

VNB MORTGAGE SERVICES, INC.

DEFENDANT(S)

ROMAN L. FUTOMA

LOIS J. FUTOMA

SERVE AT

R.R. 3, BOX 490, BLOOMSBURG, PA 17815

SHERIFF'S NUMBER

COST

MILEAGE

DISTRICT

☐ SUMMONS☒ COMPLAINT☒ OTHER NOTICE OF SALE

TYPE OF ACTION

Mortgage Foreclosure

SPECIAL INSTRUCTIONS

SERVE LOIS J. FUTOMA WITH THE NOTICE OF SALE.

## TO BE COMPLETED BY SHERIFF

Served and made known to \_\_\_\_\_ Defendant(s)  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M.,  
at \_\_\_\_\_ Street, County COLUMBIA  
Commonwealth of Pennsylvania, in the manner described below:

- ☐ Defendant(s) personally served.  
☐ Adult family member with whom said Defendant(s) reside(s). Relationship is \_\_\_\_\_  
☐ Adult in charge of Defendant's residence who refused to give name or relationship.  
☐ Manager/Clerk of place of lodging in which Defendant(s) reside(s).  
☐ Agent or person in charge of Defendant's office or usual place of business.  
☐ \_\_\_\_\_ and officer of said Defendant company.  
☐ Other \_\_\_\_\_

SHERIFF COLUMBIA

By \_\_\_\_\_  
DEPUTY SHERIFF

On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M.,  
Defendant not found because:

- ☐ Moved ☐ Unknown ☐ No Answer ☐ Vacant ☐ Other \_\_\_\_\_

SHERIFF COLUMBIA

By \_\_\_\_\_  
DEPUTY SHERIFF

## DEPUTIZED SERVICE

Now, the \_\_\_\_\_ Day of \_\_\_\_\_, 19\_\_\_\_, I, Sheriff of COLUMBIA County, Pennsylvania  
do hereby deputize the Sheriff of \_\_\_\_\_ County,  
to serve this ☐ Summons ☐ Complaint ☐ Other \_\_\_\_\_ and make  
return thereof and according to Law.

SHERIFF COLUMBIA

By \_\_\_\_\_  
DEPUTY SHERIFF

## TO BE COMPLETED BY ATTORNEY

Name FRANK FEDERMAN, ESQUIRE

Address St. 900, Two Penn Center Plaza, Phila. PA

Telephone Number 215-563-7000 19102

Identification Number 12248

Represents

☒ Plaintiff

Defendant(s)

☐ Other

## TO BE COMPLETED BY PROTHONOTARY

ATTEST \_\_\_\_\_  
PROTHONOTARY

DATE

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
TWO PENN CENTER PLAZA - SUITE 900  
PHILADELPHIA, PA. 19102

IN PAYMENT FOR

60-148/319

39090

PAY

DATE

TO THE ORDER OF

DOLLARS

CHECK AMOUNT

1-13-98

Five Hundred Seventy One  
Sheriff of Columbia Co. 161 Futoma St.

100  
\$2110

JEFFERSON BANK  
PHILADELPHIA, PA 19103

Frank Federman

⑈039090⑈ ⑆031901482⑆ 90 28894⑈

35 West Main Street  
Bloomsburg, PA 17815

Re: FUTOMA, Roman  
RD#3 Box 490  
Bloomsburg, PA 17815

Gentlemen:

I hereby assign my bid on the above captioned property which was knocked-down to me as "attorney-on-the-writ", to FEDERAL NATIONAL MORTGAGE ASSOCIATION, 1900 Market Street, Suite 800, Philadelphia, PA 19103.

Enclosed please a check payable to your office for \$ and two stamped self-addressed envelopes for your convenience.

Your cooperation in this matter would be appreciated.

Edna  
Edna Houston/for  
Federman and Phelan

FEDERMAN & PHELAN  
ATTORNEY ESCROW ACCOUNT  
TWO PENN CENTER PLAZA - SUITE 900  
PHILADELPHIA, PA 19102

PAY

DATE

11-09-97 Nine Hundred

TO THE ORDER OF

Sheriff of Columbia County RE: Adams

IN PAYMENT FOR

60-148/319

30079

JEFFERSON BANK  
PHILADELPHIA, PA 19103

DOLLARS	CHECK AMOUNT
300	00

Frank Federman

⑈030079⑈ ⑈031901482⑈ 90 28894⑈



SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

UNB MORT. SERV. VS ROMAN L. - LOIS S. FORTINO

NO. 66-97 E.D. NO. 117-97 J.D.

DATE OF SALE: 12-11-97

BID PRICE ( INCLUDES COSTS )

\$ 40,000

POUNDAGE 2% BID PRICE

\$ 800

TRANSFER TAX 2% BID PRICE

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

MISC. COSTS

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

TOTAL NEEDED TO PURCHASE

\$ 40,800

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

ADDRESS : \_\_\_\_\_

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

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

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE \$ \_\_\_\_\_

LESS DEPOSIT \$ 900.-

DOWN PAYMENT \$ \_\_\_\_\_

AMOUNT DUE IN

EIGHT DAYS \$ 521.10

800.-

621.10

1421.10

- 900.-

521.10

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

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

VNB MORTGAGE SERVICES, INC.

VS

ROMAN L. FUTOMA

LOIS J. FUTOMA

No. 1117 OF 1997 Term 19 E.D.  
No. 66-ED-1997 Term 19 A.D.  
No. Term 19 J.D.

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

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 described property (specifically described property below):

SEE ATTACHED LEGAL DESCRIPTION

Amount Due

\$ 91,606.21

Interest from

10/5/97 TO SALE

\$

Total \$15.05 PER DIEM

\$

Plus costs

as endorsed.

Dated

October 7, 1997

(SEAL)

Lami B. Pleni

(Clerk) Office of Judicial Support, Common Pleas Court  
of County, Penna.

### DESCRIPTION

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

BEGINNING at a stone corner at the intersection of lands now or formerly of the John Bellum and M. Blosschok Estate; thence South 78-1/2 degrees West 61 rods to a stone corner; thence North 4 degrees 37 minutes West 54 rods to a stone corner in the middle of the State Highway leading from Shumans to Mt. Grove; thence North 85 degrees East 10.2 rods to a stone corner; thence North 77 degrees East 17 rods to a stone corner; thence South 49 degrees East 32.9 rods to a stone corner; thence South 31 degrees 15 minutes East 28.7 rods to a stone corner, the place of beginning.

CONTAINING 15.5 acres of land, more or less.

BEING Parcel #01-08-26.

### RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Roman L. Futoma and Lois J. Futoma, his wife, by Deed from Joann Herman, widow, dated 2/3/93 recorded 2/4/93 in Record Book 525 page 978.

FEDERMAN and PHELAN  
By: FRANK FEDERMAN  
Identification No. 12248  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102  
(215) 563-7000

---

ATTORNEY FOR PLAINTIFF

VNB MORTGAGE SERVICES, INCORPORATED

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

ROMAN L. FUTOMA  
LOIS J. FUTOMA

:  
: NO. 1117 OF 1997

VERIFICATION OF NON-MILITARY SERVICE

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant ROMAN L. FUTOMA is over 18 years of age and resides at R.R. 3, BOX 490, BLOOMSBURG, PA 17815.

(c) that defendant LOIS J. FUTOMA is over 18 years of age, and resides at R.R. 3, BOX 490, BLOOMSBURG, PA 17815.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



---

FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

(Rule of Civil Procedure No. 236) - Revised

IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW

VNB MORTGAGE SERVICES, INCORPORATED

Plaintiff

vs.

ROMAN L. FUTOMA

LOIS J. FUTOMA

Defendants

)  
) NO. 1117 OF 1997

)  
)

Notice is given that a Judgment in the above-captioned  
matter has been entered against you on October 7, 1997.

By: Lance B. Kane DEPUTY

If you have any questions concerning this matter, please  
contact:

Frank Federman  
FRANK FEDERMAN, ESQUIRE  
Attorney for Party Filing

Two Penn Center Plaza, Suite 900  
Philadelphia, PA 19102  
(215) 563-7000

THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A  
DEBT AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED  
FOR THAT PURPOSE.

FEDERMAN AND PHELAN

By: FRANK FEDERMAN

Identification No. 12248

Two Penn Center Plaza - Suite 900

Philadelphia, PA 19102

(215) 563-7000

Attorney for Plaintiff

VNB MORTGAGE SERVICES, INCORPORATED

1460 VALLEY ROAD

WAYNE, NJ 07470

VS.

ROMAN L. FUTOMA

LOIS J. FUTOMA

R.R. 3, BOX 490

BLOOMSBURG, PA 17815

: COLUMBIA COUNTY

: COURT OF COMMON PLEAS

: CIVIL DIVISION

:

: NO. 1117 OF 1997

**PRAECIPE FOR JUDGMENT FOR FAILURE TO  
ANSWER AND ASSESSMENT OF DAMAGES**

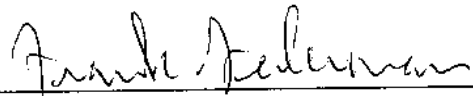
TO THE PROTHONOTARY:

Kindly enter judgment in favor of the Plaintiff and against ROMAN L. FUTOMA and LOIS J. FUTOMA, Defendant(s) for failure to file an Answer to Plaintiff's Complaint within 20 days from service thereof and for Foreclosure and Sale of the mortgaged premises, and assess Plaintiff's damages as follows:

As set forth in Complaint  
Interest - 7/1/97-10/4/97  
TOTAL

\$89,784.13  
1,822.08  
\$91,606.21

I hereby certify that (1) the addresses of the Plaintiff and Defendant(s) are as shown above, and (2) that notice has been given in accordance with Rule 237.1, copy attached.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

DAMAGES ARE HEREBY ASSESSED AS INDICATED.

DATE:

Oct 7, 1997

  
PRO PROTHY

FEDERMAN AND PHELAN  
FRANK FEDERMAN, ESQUIRE  
Identification No. 12248  
Two Penn Center Plaza  
Suite 900  
Philadelphia, PA 19102-1799  
(215) 563-7000

ATTORNEY FOR PLAINTIFF

VNB MORTGAGE SERVICES, INC.

Plaintiff

vs.

ROMAN L. FUTOMA  
LOIS J. FUTOMA

Defendant(s)

TO: ROMAN L. FUTOMA  
R.R. #3, BOX 490  
BLOOMSBURG, PA 17815

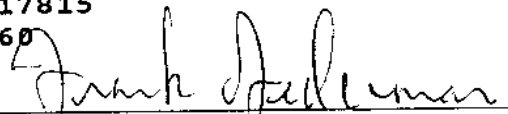
DATE OF NOTICE: SEPTEMBER 10, 1997

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

IMPORTANT NOTICE

You are in default because you have failed enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a Judgment may be entered against you without a hearing and you may lose your property or other important rights. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help:

COLUMBIA COUNTY  
SUSQUEHANNA LEGAL SERVICES  
168 EAST 5TH STREET  
BLOOMSBURG, PA 17815  
(717) 784-8760

  
Frank Federman, Esquire  
Attorney for Plaintiff

FEDERMAN AND PHELAN  
FRANK FEDERMAN, ESQUIRE  
Identification No. 12248  
Two Penn Center Plaza  
Suite 900  
Philadelphia, PA 19102-1799  
(215) 563-7000  
VNB MORTGAGE SERVICES, INC.

ATTORNEY FOR PLAINTIFF

Plaintiff

vs.

ROMAN L. FUTOMA  
LOIS J. FUTOMA

Defendant(s)

TO: LOIS J. FUTOMA  
R.R. #3, BOX 490  
BLOOMSBURG, PA 17815


DATE OF NOTICE: SEPTEMBER 10, 1997

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT THE INDEBTEDNESS REFERRED TO HEREIN, AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

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Frank Federman, Esquire  
Attorney for Plaintiff



FEDERMAN and PHELAN  
By: FRANK FEDERMAN  
Identification No. 12248  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102  
(215) 563-7000

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ATTORNEY FOR PLAINTIFF

VNB MORTGAGE SERVICES, INCORPORATED

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

ROMAN L. FUTOMA  
LOIS J. FUTOMA

:  
: NO. 1117 OF 1997

VERIFICATION OF NON-MILITARY SERVICE

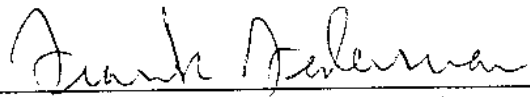
FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) is/are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Soldiers' and Sailors' Civil Relief Act of Congress of 1940, as amended.

(b) that defendant ROMAN L. FUTOMA is over 18 years of age and resides at R.R. 3, BOX 490, BLOOMSBURG, PA 17815.

(c) that defendant LOIS J. FUTOMA is over 18 years of age, and resides at R.R. 3, BOX 490, BLOOMSBURG, PA 17815.

This statement is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

VNB MORTGAGE SERVICES, INCORPORATED

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
: CIVIL DIVISION

vs.

ROMAN L. FUTOMA  
LOIS J. FUTOMA

: NO. 1117-OF 1997

*66-ED-1997*

AFFIDAVIT PURSUANT TO RULE 3129  
(Affidavit No. 1)

VNB MORTGAGE SERVICES, INCORPORATED, Plaintiff in the above action, by its attorney, FRANK FEDERMAN, ESQ., 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 490, BLOOMSBURG, PA 17815.

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

ROMAN L. FUTOMA

R.R. 3, BOX 490  
BLOOMSBURG, PA 17815

LOIS J. FUTOMA

R.R. 3, BOX 490  
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

SAME AS ABOVE

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

none

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

TRANSAMERICA FINANCIAL  
CONSUMER DISCOUNT CO.

113 E. 7TH ST.  
BLOOMSBURG, PA 17815

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

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

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:

NAME

LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

NONE

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

NAME

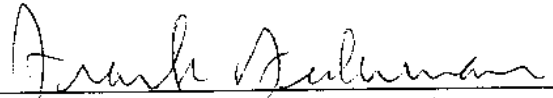
LAST KNOWN ADDRESS (if address cannot be reasonably ascertained, please so indicate)

TENANT/OCCUPANT

R.R. 3, BOX 490  
BLOOMSBURG, PA 17815

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

October 4, 1997  
DATE

  
FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff

VNB MORTGAGE SERVICES, INCORPORATED

vs.

ROMAN L. FUTOMA  
LOIS J. FUTOMA

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS

: CIVIL DIVISION

:  
: NO. 1117 OF 1997

*66-ED-1997*

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

October 4, 1997

TO: ROMAN L. FUTOMA  
LOIS J. FUTOMA  
R.R. 3, BOX 490  
BLOOMSBURG, PA 17815

THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

Your house (real estate) at R.R. 3, BOX 490, BLOOMSBURG, PA 17815, is scheduled to be sold at the Sheriff's Sale on Dec. 11, 1997 at 11:00 a.m., in the Office of the Sheriff Columbia County Courthouse, Bloomsburg, PA to enforce the court judgment of \$91,606.21 obtained by VNB MORTGAGE SERVICES, INCORPORATED (the mortgagee) against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

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

1. The sale will be cancelled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: (215) 563-7000.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (215) 563-7000.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (215) 563-7000.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on \_\_\_\_\_. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after \_\_\_\_\_.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

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

**FRED TRUMP, COURT ADMINISTRATOR  
Columbia County Courthouse  
Bloomsburg, PA 17815  
(717) 784-1991 Ext. 267**

### DESCRIPTION

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

BEGINNING at a stone corner at the intersection of lands now or formerly of the John Bellum and M. Blosschok Estate; thence South 78-1/2 degrees West 61 rods to a stone corner; thence North 4 degrees 37 minutes West 54 rods to a stone corner in the middle of the State Highway leading from Shumans to Mt. Grove; thence North 85 degrees East 10.2 rods to a stone corner; thence North 77 degrees East 17 rods to a stone corner; thence South 49 degrees East 32.9 rods to a stone corner; thence South 31 degrees 15 minutes East 28.7 rods to a stone corner, the place of beginning.

CONTAINING 15.5 acres of land, more or less.

BEING Parcel #01-08-26.

### RECORD OWNER

TITLE TO SAID PREMISES IS VESTED IN Roman L. Futoma and Lois J. Futoma, his wife, by Deed from Joann Herman, widow, dated 2/3/93 recorded 2/4/93 in Record Book 525 page 978.

**WAIVER OF WATCHMAN/WAIVER OF INSURANCE** - Any Deputy Sheriff levying upon or attaching any property under which writ may leave same without a watchman, in custody or whoever is found in possession, after notifying such 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: and the Sheriff is hereby released from all liability to protect the property described in the above execution by insurance, which insurance is hereby waived.

  
Attorney for Plaintiff

FEDERMAN AND PHELAN  
SUITE 900  
TWO PENN CENTER PLAZA  
PHILADELPHIA, PA. 19102

FEDERMAN and PHELAN  
By: FRANK FEDERMAN  
Identification No. 12248  
Suite 900  
Two Penn Center Plaza  
Philadelphia, PA 19102  
(215) 563-7000

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ATTORNEY FOR PLAINTIFF

VNB MORTGAGE SERVICES, INCORPORATED

: COLUMBIA COUNTY  
: COURT OF COMMON PLEAS  
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ROMAN L. FUTOMA  
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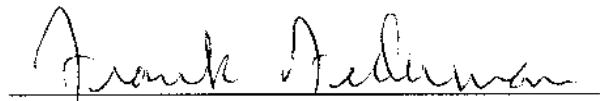
:  
: NO. 1117 OF 1997

CERTIFICATION

FRANK FEDERMAN, ESQUIRE, hereby verifies that he is attorney for the Plaintiff in the above-captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

- ( ) an FHA mortgage
- ( ) non-owner occupied
- ( ) vacant
- (xx) Act 91 procedures have been fulfilled

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.



FRANK FEDERMAN, ESQUIRE  
Attorney for Plaintiff