

TERMS OF SALE

Minimum Payment at Time of Sale: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

Remaining Balance of Bid Price: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

ATTORNEY FOR PLAINTIFF:
HILL AND HILL, LLP
16 West Main Street
Bloomsburg, Pa. 17815

HARRY A. ROADARMEL JR.
Columbia County Sheriff

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
TAX: (717) 784-0257

PHONE
(717) 784-5611

24 HOUR PHONE
(717) 784-6100

Hill, Hill & Hill
P. Jeffrey Hill, ESQ
16 W. Main St.,
Bloomsburg, Pa. 17815

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

First Columbia Bank & Trust
NO 100-99
Rodney & Janine SHULTZ
WRIT OF EXECUTION 561-1999

SERVICE ON Rodney SHULTZ

ON November 8, 1999 AT 3:15 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 Rodney SHULTZ

AT Box 230, RR2, Catawissa, Pa. BY DEPUTY SHERIFF James ARTER

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 Rodney SHULTZ

SO ANSWERS:

James Arter
DEPUTY SHERIFF James ARTER

SHORN AND SUBSCRIBED BEFORE ME

THIS 10th DAY OF

November 1999

Sarah J. HOWER--NOTARY

Harry A. Roadarmel Jr
SHERIFF Harry A. Roadarmel Jr

Sarah J. Hower

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (717) 789-0257

PHONE
(717) 789-5677

24 HOUR PHONE
(717) 784-6100

HILL, HILL & HILL
P. Jeffrey HILL, ESQ.
16. W. Main St.,
Bloomsburg, Pa. 17815

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, COMMONWEALTH
OF PENNA.
First Columbia Bank & Trust
#0561-1999
Rodney & Janine SHULTZ
WRIT OF EXECUTION 100-99

SERVICE ON Janine SHULTZ

ON November 4, 1999 AT 3:40 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 Janine SHULTZ

AT AT Sheriff's office BY ^{CHIEF} DEPUTY SHERIFF Timothy T. 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 Janine SHULTZ

SO ANSWERS:

Timothy T. Chamberlain
CHIEF DEPUTY SHERIFF Timothy T. CHAMBERLAIN

Harry A. Roadarmel Jr.
SHERIFF Harry A. Roadarmel Jr.

SHORN AND SUBSCRIBED BEFORE ME

THIS 10th DAY OF

November 1999

Sarah J. Hower--Notary

Sarah J. Hower

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

REAL ESTATE

SHERIFF'S SALE--COST SHEET

First Columbia Bank vs. [Name] Sheriff's Sale
NO. 100-99 E.D. NO. 561-99 J.O.D. DATE OF SALE [Date] TIME OF SALE 11:00

DOCKET AND RETURN \$12.00

SERVICE PER DEFENDANT OR GARNISHEE \$120.00

LEVY (PER PARCEL) \$120.00

MAILING COSTS \$10.00

ADVERTISING, SALE BILLS, & COPIES \$10.00

ADVERTISING SALE (PLUS NEWSPAPER) \$10.00

MILEAGE \$2.00

POSTING HANDBILLS \$2.00

CRINGZADOURN SALE (EACH SALE) \$10.00

SHERIFF'S DEED \$2.00

TRANSFER TAX FORM \$2.00

DISTRIBUTION FORM \$2.00

OTHER \$2.00

INDEX \$2.00

PRESS-ENTERPRISE INC \$714.20

SOLICITOR'S SERVICES \$75.00

TOTAL \$789.80

PROXIMITY (NOTARY) \$10.00

RECORDER OF DEEDS \$2.00

OTHER \$2.00

TOTAL \$789.80

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 1977 \$62.50

SCHOOL DISTRICT TAXES, 1977 \$100.00

DELINQUENT TAXES, 1977 \$2,522.20

TOTAL \$3,114.33

MUNICIPAL FEES DUE:

SEWER--MUNICIPAL \$19.00

WATER--MUNICIPAL \$19.00

TOTAL \$38.00

SURCHARGE FEE: STATE TREASURER (TRAINING FEE) \$180.00

TOTAL \$180.00

MISCELLANEOUS

\$

TOTAL

TOTAL COSTS (OPEN BID) \$5,114.33

REAL ESTATE

SHERIFF'S SALE--COST SHEET

First Columbia Bank Trust vs Rodney L. Spivey & Shultz
 NO. 100-99 E.D. NO. 561-99 J.O.D. DATE OF SALE 5/16/2000 TIME OF SALE 11:00

DOCKET AND RETURN	\$ 15.-
SERVICE PER DEFENDANT OR GARNISHEE	100.-
LEVY (PER PARCEL)	15.-
MAILING COSTS	16.11
ADVERTISING, SALE BILLS, & COPIES	17.50
ADVERTISING SALE (PLUS NEWSPAPER)	15.-
MILEAGE	20.-
POSTING HANDBILLS	15.-
CRYING & DOWN SALE (EACH SALE)	10.-
SHERIFF'S DEED	25.-
TRANSFER TAX FORM	25.-
DISTRIBUTION FORM	30.-
OTHER COSTS	21.50
NOTARIAL	12.-
TOTAL	\$ 433.11

PRESS-ENTERPRISE INC
 SOLICITOR'S SERVICES
 TOTAL 714.80

PROTHONOTARY (NOTARY)
 RECORDER OF DEEDS
 \$ 10.-
 29.50
 TOTAL 39.50

REAL ESTATE TAXES:
 BOROUGH, TWP. & COUNTY TAXES, 1999 \$ 627.56
 SCHOOL DISTRICT TAXES, 1999 \$ 1905.54
 DELINQUENT TAXES, 1997, 1998 \$ 21592.23
 TOTAL 5119.33

MUNICIPAL FEES DUE:
 SEWER--MUNICIPAL 19
 WATER--MUNICIPAL 19
 TOTAL -0-

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)
 TOTAL 13.-
 130.-

MISCELLANEOUS
 TOTAL 511.74
 TOTAL COSTS (OPEN BID) 6511.74

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (717) 784-0257

SHERIFF'S REAL ESTATE FINAL COST SHEET

From Columbia County Court vs Rodney L. - Donnie R. Shultz

NO. 100-99 E.D. NO. 561-99 J.D.

DATE OF SALE: Jan 6, 2000

BID PRICE (INCLUDES COSTS)

\$ 171,000

POUNDATE--2% OF BID PRICE

\$ 3,420

TRANSFER TAX 2%, FAIR MARKET PRICE

\$ 4,454.51

MISC. COSTS

\$

TOTAL AMOUNT NEEDED TO PURCHASE

\$ 178,874.51

PURCHASER(S):

Stewart C & Nancy S. Styer

ADDRESS:

39 Keston Rd, Bloomsburg, Pa 17815

NAME(S) ON DEED:

Stewart C & Nancy S. Styer

PURCHASER(S) SIGNATURE(S):

Stewart C & Nancy S. Styer

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE

\$ 178,874.51

LESS DEPOSIT

\$ 17,875

DOWN PAYMENT

\$

TOTAL DUE IN EIGHT DAYS

\$ 160,999.51

PHONE (717) 389-5622

24 HOUR PHONE (717) 784-6300

HARRY A. ROADARMEL, JR.



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

PHONE
570-389-5622

24 HOUR OFFICE
(717) 389-6100

HILL, HILL & HILL
P. Jeffrey Hill, ESQ.
16 W. Main St.
Bloomsburg, Pa. 17815

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

First Columbia Bank & Trust
VS.

Rodney & Janine SHULTZ
WRIT OF EXECUTION 100 of 1999
(MORTGAGE FORECLOSURE) 561 of 1999

POSTING OF PROPERTY

Dep. Timothy T. Chamberlain POSTED A COPY OF THE SHERIFF'S SALE BILL
ON THE PROPERTY OF Rodney & Janine SHULTZ, Box 230, R.R. 2, Catawissa, Pa.
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY DEPUTY
SHERIFF Timothy T. Chamberlain

SO ANSWERS:

Timothy T. Chamberlain
CHIEF DEPUTY SHERIFF TIMOTHY T. CHAMBERLAIN

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

Sworn and subscribed before me
this 10th day of

November 1999

Sarah J. Hower
Sarah J. Hower

NOTARIAL SEAL
SARAH J. HOWER, Notary Public
Bloomsburg, Columbia County, PA
My Commission Expires June 21, 2003

HARRY A. ROADARMEL, JR.



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

PHONE
(717) 389-5622

24 HOUR PHONE
(717) 784-6100

DATE: Oct 13, 1999

RE: Sheriff's Sale Advertising Dates:

1st Col. Bank & Trust vs. Rodney & Janine Shultz
No. 100 of 1999 ID No. 561 of 1999 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

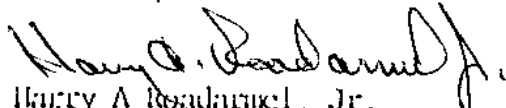
1st week Nov. 18, 1999, DATE OF SALE DEC. 9, 1999 at 11:00 AM

2nd week Nov. 25, 1999

3rd week Dec. 2, 1999

Feel free to contact me if you have any questions.

Respectfully


Harry A Roadarmel, Jr.
Sheriff

TAX NOTICE
1999 SCHOOL & MUNICIPAL TAXES

FRANKLIN TOWNSHIP

MAKE CHECKS PAYABLE TO:
Kathryn E Gotshall
R R 3 Box 470
Catwissa, PA 17820

HOURS Wed 10-Noon and 6-7 PM
March 1 to October 31, 1999.
Or by Appointment.
PHONE (570) 356-7749

FOR COLUMBIA COUNTY
DATE 03/01/1999
BILL NO 00259

DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT	FACE	DISC	INCL PENALTY
General Fund	82491	4.096	331.12	337.88			371.67
Sinking Fund		.845	66.31	69.70			76.67
Township R.E. Fire		1.000	80.84	82.49			85.61
		1.000	80.84	82.49			86.61

THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE

TAXES ARE DUE & PAYABLE PROMPT PAYMENT IS REQUESTED

PAY THIS AMOUNT →

APRIL 30 IF PAID ON OR BEFORE 561.11
JUNE 30 IF PAID ON OR BEFORE 572.56
JUNE 30 IF PAID AFTER 621.56

M A L T O
SHULTZ, RODNEY L & JANINE R
R R 2 BOX 230
CATWISSA PA 17820

TYPE: CT PROPERTY DESCRIPTION CNTY TWP
ACT NO 23985 Discount 2% 2% To Courthouse On:
PARCEL 16, 04-010-01, 000 Penalty 10% 5% JANUARY 01, 2000
3.18 acres LAND 6,590
BUILDINGS 75,901
RECORDED BY

TOTAL ASSESSED 82,491

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TAX YEAR 1999 REAL ESTATE FRANKLIN TOWNSHIP

TAX NOTICE

7/01/99 82491 ASSESSMENT BILL NO
DATE SCHOOL COPY

MAKE CHECKS PAYABLE TO:
KATHRYN E. GOTSHALL
R R 3 BOX 470
CATWISSA PA 17820

TAXES ARE DUE & PAYABLE PROMPT PAYMENT IS REQUESTED

HOURS WED 10-12 NOON & 6-7 PM-7/1-10/31
AFTER 10/31/99 BY APPT ONLY
PHONE: 356-7749

DESCRIPTION	RATE	DISCOUNT	PENALTY	TAX AMOUNT	INCL PENALTY
SCHOOL REAL ESTATE	21.00	2%	10%	1497.66	1732.31
01-16-000259				1997.66	1732.31
				16704-010-01/000	3.18 ACRES

PAY THIS AMOUNT →

DURING JUL-AUG SEP-OCT ON OR AFTER NOV 1

THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

NO TAXES ACCEPTED AFTER DECEMBER 31, 1999
THIS TAX RETURNED TO COURTHOUSE DECEMBER 31, 1999

RESERVED FOR THE USE OF THE BANK OF AMERICA NATIONAL ASSOCIATION. THE BANK OF AMERICA NATIONAL ASSOCIATION IS NOT RESPONSIBLE FOR THE LOSS OF CHECKS OR THE LOSS OF FUNDS RESULTING FROM THE LOSS OF CHECKS.

FNB Bank, National Association

CASHIER'S CHECK 4586743891

0813

DATE

January 06, 2000

6885 891

PAY

The sum of \$17,875.00
*****17,875.00*****

TO THE ORDER OF

Columbia County Sheriff

NAME OF REMITTER *Styer*

ADDRESS
BRIDGE THROUGH VALLEY BANK N.A.
CHARLESTON WV

DRAWN BY BANK NATIONAL ASSOCIATION
BY *Sherril Wohlford*
AUTHORIZED SIGNATURE

MP

⑆051900353⑆00158 67438918⑈



HOMETOWN ABSTRACT & REAL ESTATE SERVICES

REAL ESTATE ESCROW TRUST ACCOUNT
900 BLOOM ROAD PH: 570-275-6330
DANVILLE, PA 17821

3075

60-574
313


DATE 1/18/2000

PAY
TO THE
ORDER OF

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

| \$ 160,999.51

One Hundred Sixty Thousand Nine Hundred Ninety-nine and 51/100

DOLLARS 

FNB Bank, NA

Danville, Pennsylvania 17821

FOR Monies Due Steven & Nancy Styer Closing #218

⑆003075⑆ ⑆031305745⑆ 278138301⑆

MP

2nd MORT.
356-7841
(Yansen)

LAW OFFICE
OF
DANIEL J. RHEAM
533 North Derr Drive - Route 15 North
Lewisburg, Pennsylvania 17837

Telephone: (570) 524-2344

Fax: (570) 524-0944

July 14, 1999

Ms. Janine Shultz
P.O. Box 59
Elysburg, PA 17824-0059

Kevin Sauer
387-4623

Re: Sale Agreement

Bank's atty = Jeff Hill

Dear Janine:

In response to your fax of July 13, 1999. I am assuming that this property is still titled in your name. The only benefits of the conveyance are that you will not have any liability for people being injured on the property or violation of public code enforcement. Also, if the property goes to foreclosure, your name would be published in the paper when the Sheriff advertises Notice of Public Sale.

There are some risks to the transaction. The main thing I would be concerned about is that you do not want to incur any tax liability as a result of the sale. To the extent that there is a gain on the property (even if this is a paper gain) you may have a capital gain for income tax purposes in 1999. This would be the difference between the purchase price and your adjusted basis. Further, paragraph 1 states: "buyer agrees to **relieve** seller of the second mortgage of \$48,000.00.

There is no legal phrase or meaning to the work "relieve". I do not know what is intended by this phrase. The risk is that the holders of the second mortgage would treat this indebtedness as being forgiven. Generally speaking debt which is forgiven creates taxable income. Your personal liability for this debt was discharged in the Bankruptcy so it would be improper for buyers to issue you a forgiveness of debt 1099. However, it should be made very clear that there are to be no adverse tax consequences to you or Rodney as a result of this transaction. It is suggested that you consult with your tax advisor to make sure that you will not

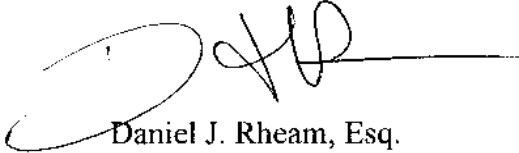
David Latten

Janine Shultz
July 14, 1999
Page 2

have a capital gain on the transaction. It is also recommended that Anthony S. Brown agrees to hold harmless and indemnify you and Rodney from any claim by the IRS or the Department of Revenue of Pennsylvania for any alleged taxable consequence of the \$48,000.00 second mortgage.

I hope this answers your question.

Very truly yours,

A handwritten signature in black ink, appearing to read 'DJR', with a long horizontal line extending to the right.

Daniel J. Rheam, Esq.

DJR/mm

To: Sheriff Harry Roadarmel

From: Mike Coleman

Date: January 13, 2000

Re: Rodney Shultz Sale

The following is the total amount needed from the Sheriff Sale on the Rodney Shultz property.

Payoff as of 2/18/2000	\$ 122,572.47
P P &L	39.60
P P &L	196.88
Cliff Johnson Electrical Repairs	40.00
PP&L	102.01
PP&L	327.13
Hill & Hill	100.00
Sheriff	900.00
Prothonotary	23.00
Hill & Hill	121.00
1997 Taxes	2,871.18
A & Plumbing (new pump)	1,650.00
Sheriff	100.00
Prothonotary	55.50
Refund from Sheriff	(20.00)
Hill & Hill	223.50
Hill & Hill	382.00
Pro-rated rents	926.77
Electric Bills (to 1/18/00)	141.89
A & A Plumbing	<u>100.00</u>
Total	\$ 130,852.93

Harry: This is the payoff if the funds are not disbursed until 30 days after the settlement date.



January 13, 2000

Harry Roadarmel
Sheriff of Columbia County
Columbia County Court House
Bloomsburg, Pa. 17815

Dear Harry:

Please find attached a detailed account of what First Columbia Bank & Trust Co. needs to satisfy the debt of Rodney & Janine Shultz. I understand that the settlement date is Tuesday, January 18, 2000.

Very truly yours,

A handwritten signature in cursive script that reads 'Michael F. Coleman'.

Michael F. Coleman
Vice President

To: Sheriff Harry Roadarmel

From: Mike Coleman

Date: January 13, 2000

Re: Rodney Shultz Sale

The following is the total amount needed from the Sheriff Sale on the Rodney Shultz property.

Payoff as of 1/18/2000	\$ 121,553.04
P P &L	39.60
P P &L	196.88
Cliff Johnson Electrical Repairs	40.00
PP&L	102.01
PP&L	327.13
Hill & Hill	100.00
Sheriff	900.00
Prothonotary	23.00
Hill & Hill	121.00
1997 Taxes	2,871.18
A & Plumbing (new pump)	1,650.00
Sheriff	100.00
Prothonotary	55.50
Refund from Sheriff	(20.00)
Hill & Hill	223.50
Hill & Hill	382.00
Pro-rated rents	926.77
Electric Bills (to 1/18/00)	141.89
A & A Plumbing	<u>100.00</u>
Total	\$ 129,833.50

FIRST COLUMBIA BANK & TRUST CO.

CONFIRMATION OF PAY-OFF FIGURE

CUSTOMER NAME: Rodney L. Shultz
Janice R. Shultz

ACCOUNT NUMBER: 132935

REFINANCING INSTITUTION: _____

COLLATERAL: RR#2 Box 230
Catawissa

TOTAL PAYOFF: 121,553.04

PRINCIPAL BALANCE: 119,883.66

ESCROW 647.10
ACCRUED INTEREST: 559.04

LATE FEES: 447.74

SATISFACTION FEE: 15.50

PER DIEM: 32.88

DATE PAYOFF GIVEN: 1-13-00

PAYOFF GOOD THROUGH: 1-18-00

PAYOFF GIVEN TO: _____

PAYOFF GIVEN BY: Jalle

SHOULD YOU HAVE ANY QUESTIONS PLEASE CONTACT THE LOAN DEPARTMENT
AT (570) 387-4652.

HARRY A. ROADARMEL, JR.

100-77



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P. O. BOX 300
SHERIFF'S SUBORDINATES' WORKSPACE OUTLINE

PHONE
(717) 309-5622

24 HOUR PHONE
(717) 784-6300

RECEIVE AND TIME STAMP WRIT Sept 21-99

DOCKET AND INDEX Oct 13-99

SET FILE FOLDER UP Oct 13-99

CHECK FOR PROPER INFO

WRIT OF EXECUTION 3

COPY OF DESCRIPTION 6+

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT ✓

NOTICES OF SHERIFF'S SALE 6 need 12

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR 900.00 1st Columbia Ave No 184/27 # 900

* IF ANY OF THE ABOVE ARE MISSING DO NOT PROCEED ANY FURTHER WITH SALE NOTIFY THE ATTY TO SEND ADDITIONAL INFO
Sale Date Dec 9, 1999 11:00 AM
Nov 9, 1999

SET SALE DATE AND ADV. DATES AND POSTING DATES Post Nov 18, 25, Dec 2, 1999

POST ALL DATES ON CALENDAR

* 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 2 - De Bend ✓

* MUST BE FILED WITHIN 30

* MUST BE PAID 10 DAYS AT

FILL IN ALL NO'S ON EXECUTION Domestic ✓

TYPE PROPER INFO ON DESCRIP' E.A.L. ✓

TYPE CARDS FOR DEFENDANTS Rex ✓

PUT PAPERS TOGETHER FOR DEFE SBA ✓

* COPY OF WRIT FOR EACH Tax Coll - FRANKLIN

* NOTICE OF SHERIFF SAL Tax Claim ✓

* COPY OF DESCRIPTION Col. Co. Prothl,

PUT TOGETHER PAPERS FOR LIEN HOLDERS 2 - Classen

* NOTICE OF SALE DIRECTED TO THEM

SEND NOTICES TO LIEN HOLDERS VIA CERT. MAIL OR SENDERS RECEIPT 12

HARRY A. ROADARMEL, JR.



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

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

PHONE
(717) 389-5622

SHERIFF'S SALE OUTLINE CONT

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 _____

TO BUYER

<p>FIRST COLUMBIA BANK & TRUST CO., PLAINTIFF,</p> <p style="text-align: center;">VS.</p> <p>RODNEY L. SHULTZ and JANINE R. SHULTZ, DEFENDANTS.</p>	<p>: IN THE COURT OF COMMON PLEAS : OF COLUMBIA COUNTY, PA. : : CIVIL ACTION - LAW : : MORTGAGE FORECLOSURE : : NO. 561-CV-1999</p>
--	--

ES 10-1999

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 561 OF 1999 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENDUE OR OUTCRY TO THE HIGHEST AND BEST BIDDERS, FOR CASH IN THE SHERIFF'S OFFICE, COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNSYLVANIA, ON

Dec. 9, 1999

AT 11:00 O'CLOCK, A.M.

IN THE FORENOON OF THE SAID DAY, ALL THE RIGHT, TITLE, AND INTEREST OF THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN PIECES AND PARCELS of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described as follows:

PARCEL NO. 1:

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corner, the place of beginning and CONTAINING 2.6 acres of land according to a survey and draft made by Howard Fetterolf, R.E., on September 9, 1970.

BEING THE SAME premises which Paul V. Clossen and Lorraine W. Clossen, his wife, by their Deed dated December 31, 1970, and recorded in Columbia County Deed Book 250, Page 24, granted and conveyed unto Paul V. Clossen and Lorraine W. Clossen, his wife, and Grantors herein.

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BEGINNING at an iron axle (found) on the Northerly right-of-way of Legislative Route No. 19013 leading from Pennsylvania Highway Traffic Route No. 487 to Legislative Route No. 19012, said iron axle being at the Southeasterly corner of other lands of Paul V. and Lorraine W. Clossen; THENCE along the Easterly line of other lands of the said Clossen, North 16 degrees 31 minutes West 250.66 feet to an iron pin (set); THENCE through lands of Raymond K. and Janice F. Dailey, South 55 degrees 07 minutes East 319.18 feet to an iron axle (set) on the Northerly right-of-way of the aforementioned Legislative Route No. 19013; THENCE along the Northerly right-of-way of Legislative Route No. 19013, South 72 degrees 21 minutes West 120.11 feet to a point; THENCE along same, South 74 degrees 19 minutes West 79.04 feet to the place of BEGINNING.

CONTAINING 0.577 acres of land in all.

The aforesaid description prepared in accordance of draft of survey of Richard E. Fisher, R.S. dated April 11, 1981. All of the bearings in the said description are based on the True North Meridian.

This subdivision was approved "not for development" by the Columbia County Planning Commission on April 27, 1981. This parcel of ground may not be developed by the Grantees, their successors or assigns without first obtaining the written approval of the Columbia County Planning Commission pursuant to its review of a properly submitted application in conformance with the Columbia County Subdivision and Land Development Ordinance.

BEING THE SAME premises which Raymond K. Dailey and Janice F. Dailey, his wife, by their Deed dated June 4, 1981, and recorded in Columbia County Deed Book 302, Page 620, granted and conveyed unto Paul V. Clossen and Lorraine W. Clossen, his wife, and Grantors herein.

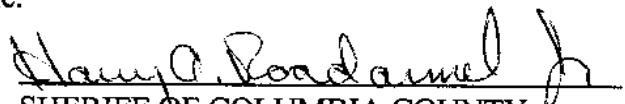
EXCEPTING AND RESERVING FROM PARCEL NO. 1 above, a parcel of land containing 1,000 square feet, which was conveyed by Paul V. Clossen and Lorraine W. Clossen, his wife, to Florence L. Shultz by Deed dated April 1, 1971, and recorded in Columbia County Deed Book 250, Page 1194.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, not later than thirty (30) days after the sale, file a Schedule of Distribution in his office where the same will be available for inspection and the distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED AND TAKEN in execution at the suit of First Columbia Bank & Trust Co. v. Rodney L. Shultz and Janine R. Shultz.

TERMS OF SALE: Ten percent (10%) cash or certified check at time of sale. Balance cash or certified check within eight (8) days after sale.

PREMISES TO BE SOLD BY:


SHERIFF OF COLUMBIA COUNTY

P. JEFFREY HILL, ESQUIRE
Hill & Hill LLP
16 West Main Street
Bloomsburg, PA 17815
(570) 389-0663
Attorney's I.D. #30004

FIRST COLUMBIA BANK & TRUST CO.,
PLAINTIFF,

VS.

RODNEY L. SHULTZ and JANINE R.
SHULTZ,

DEFENDANTS.

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PA.

:
: CIVIL ACTION - LAW

:
: MORTGAGE FORECLOSURE

: NO. 561-CV-1999

ED 100 - 1999

AFFIDAVIT OF WHEREABOUTS

COMMONWEALTH OF PENNSYLVANIA

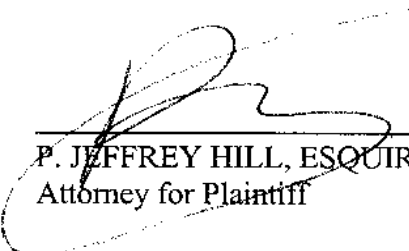
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: SS.

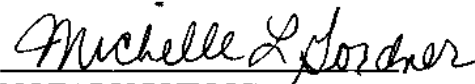
COUNTY OF COLUMBIA

:

P. Jeffrey Hill, Esquire, being duly sworn according to law, deposes and says that he makes this Affidavit on behalf of the Plaintiff, being authorized to do so, and that he knows of his own personal knowledge, and therefore avers that Rodney L. Shultz, Defendant, at the time that judgment was entered, the Defendant's place of residence was R.R. #2, Box 230, Catawissa, Columbia County, Pennsylvania and Janine R. Shultz, Defendant, at the time that judgment was entered, the Defendant's place of residence was P.O. Box 59, Elysburg, Northumberland County, Pennsylvania.


P. JEFFREY HILL, ESQUIRE
Attorney for Plaintiff

Sworn to and Subscribed
before me this 21ST day
of September, 1999.


NOTARY PUBLIC

My Commission Expires: _____

NOTARIAL SEAL
MICHELLE L. GORDNER, NOTARY PUBLIC
BOROUGH OF BERWICK, COLUMBIA CO., PA
MY COMMISSION EXPIRES APRIL 7, 2001

FIRST COLUMBIA BANK & TRUST CO.,
PLAINTIFF,

VS.

RODNEY L. SHULTZ and JANINE R.
SHULTZ,

DEFENDANTS.

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PA.
:
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
:
: NO. 561-CV-1999

AFFIDAVIT OF NON-MILITARY SERVICE OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA

:
: SS.

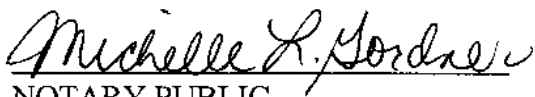
COUNTY OF COLUMBIA

:

I, P. Jeffrey Hill, Esquire, being duly sworn according to law, depose and say that I did, investigate the status of Rodney L. Shultz and Janine R. Shultz, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally. And your affiant avers that Rodney L. Shultz and Janine R. Shultz are not now, nor were within a period of three (3) months last, in the military or naval service of the United States within the purview of the aforesaid Soldiers' and Sailors' Relief Act of 1940.


P. JEFFREY HILL, ESQUIRE
Attorney for Plaintiff

SWORN to and SUBSCRIBED
before me this 21ST day of
September, 1999.


NOTARY PUBLIC

My Commission Expires: _____

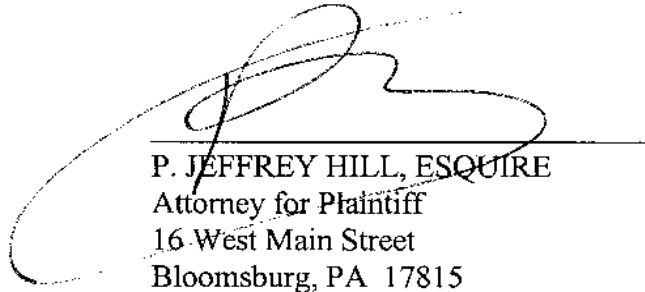
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MY COMMISSION EXPIRES APRIL 7, 2001

FIRST COLUMBIA BANK & TRUST CO., : IN THE COURT OF COMMON PLEAS
PLAINTIFF, : OF COLUMBIA COUNTY, PA.
 :
VS. : CIVIL ACTION - LAW
 :
RODNEY L. SHULTZ and JANINE R. : MORTGAGE FORECLOSURE
SHULTZ, :
DEFENDANTS. : NO. 561-CV-1999

WAIVER OF WATCHMAN

Any Deputy Sheriff levying upon or attaching any property under the within Writ may leave same without a watchman, in custody of whoever is found in possession, after notifying each 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 such property before the Sheriff's Sale thereof.

LAW OFFICES
HILL & HILL LLP



P. JEFFREY HILL, ESQUIRE
Attorney for Plaintiff
16 West Main Street
Bloomsburg, PA 17815
(570) 389-0663
Attorney ID #30004

Tax Claim Bureau
Columbia County Courthouse
Bloomsburg, PA 17815

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

First Columbia Bank & Trust Company
11 West Main Street
Bloomsburg, Pennsylvania 17815

Paul and Lorraine Clossen
R.D. #2
Catawissa, Pennsylvania 17820

1/5/71 mtg. 551-688
Nov-2-93
9% \$70,000 443.37 mo.

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

None.

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

None.

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

None.

I verify that the statements made in this Affidavit are true and correct to the best of my personal knowledge, 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: _____

9/20/99

LAW OFFICES
HILL & HILL LLP



P. JEFFREY HILL, ESQUIRE

Attorney for Plaintiff

16 West Main Street
Bloomsburg, PA 17815

(570) 389-0663

Attorney ID #30004

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 day 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 18, 25. December 2, 1999 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 is 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.

..... *PJB*

Sworn and subscribed to before me this 16th day of December, 1999.

..... *[Signature]*

(Notary Public)

My commission expires

Notarial Seal Dennis L. Ashenfelder, Notary Public Scott Twp., Columbia County My Commission Expires July 3, 2003
--

Member, Pennsylvania Association of Notaries

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.

.....

FIRST COLUMBIA BANK & TRUST CO.,
PLAINTIFF,

VS.

RODNEY L. SHULTZ and JANINE R.
SHULTZ,
DEFENDANTS.

: IN THE COURT OF COMMON PLEAS
: OF COLUMBIA COUNTY, PA.
:
: CIVIL ACTION - LAW
:
: MORTGAGE FORECLOSURE
:
: NO. 561-CV-1999

ES 100-99

WRIT OF EXECUTION

Commonwealth of Pennsylvania :
: SS
County of Columbia :

To the Sheriff of Columbia County:

To satisfy the judgment, interest and costs in the above captioned matter you are directed to levy upon and to sell the following described property: (see attached description)

(a)	Principal balance:	\$122,143.50
(b)	Unpaid interest from January 1, 1999 to August 30, 1999, at 10% per annum (\$34.10123 per diem):	\$ 2,899.77
(c)	Late charges:	\$ 568.53
(d)	Insurance premium paid by bank:	\$ 148.10
(e)	Property taxes paid by bank:	\$ 2,871.18
(f)	Attorney's commission 10%	\$ 12,214.35
	TOTAL	\$140,845.43

Plus costs.

DATED:

9/21, 1999

Terri B. Kline/EMS
Prothonotary, Court of Common Pleas
of Columbia County, Pennsylvania

Seal of the Court

HILL & HILL LLP

Attorneys at Law

*16 West Main Street
Bloomsburg, PA 17815*

November 22, 1999

*P. Jeffrey Hill
Susan M. Hill
W. Kim Hill*

Harry A. Roadarmel, Jr., Sheriff
Columbia County Courthouse
Main Street
Bloomsburg, PA 17815

RE: First Columbia Bank and Trust vs. Rodney and Janine Shultz

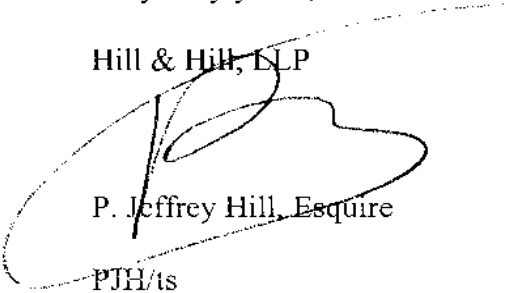
Dear Harry:

Please be advised that I would like the above referenced sale to be postponed and rescheduled for January 6, 2000. I would like this postponement announced at the scheduled time of sale on December 9, 1999 pursuant to Pa. R.C.P. 3129.3.

Please call me if you have any questions.

Very truly yours,

Hill & Hill, LLP



P. Jeffrey Hill, Esquire

PJH/ts

SHERIFF'S SALE

THURSDAY DECEMBER 9, 1999 AT 11:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO.100-1999 AND CIVIL WRIT NO.561 of 1999 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 BIDDER, FOR CASH, IN A COURT ROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURT HOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THOSE CERTAIN PIECES AND PARCELS of land situate in Franklin Township, Columbia County, Pennsylvania, bounded and described as follows:

PARCEL NO. 1:

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