

REAL ESTATE SHERIFF'S SALE--COST SHEET

NO. \_\_\_\_\_ E.D. \_\_\_\_\_ NO. \_\_\_\_\_ J.D. \_\_\_\_\_ DATE OF SALE 9-9-99 TIME OF SALE \_\_\_\_\_

VS John C. Jones

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

PRESS-ENTERPRISE INC  
SOLICITOR'S SERVICES

PROTHONOTARY (NOTARY)  
RECORDER OF DEEDS

OTHER

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 1999 \$  
SCHOOL DISTRICT TAXES, 1999 \$  
DELINQUENT TAXES, 1999 \$

TOTAL

MUNICIPAL FEES DUE:

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

TOTAL

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL

MISCELLANEOUS

\$  
\$

TOTAL

TOTAL COSTS (OPEN BID) 1765.03

*Handwritten notes:*  
# 19/1/99  
1587  
2775.13  
5.00  
408.00  
273.64

0900

10-21-99

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

SHERIFF'S REAL ESTATE FINAL COST SHEET

1st NAT'L BANK OF CORTLAND VS ROGER C. WINNY

NO. 71-1999 E.D. NO. 476-1999 J.D.

DATE OF SALE: Oct 24, 1999

BID PRICE (INCLUDES COSTS) \$ 1763.93

POUNDATE--2% OF BID PRICE \$ 35.28

TRANSFER TAX 2%, FAIR MARKET PRICE \$ -0-

MISC. COSTS \$ -0-

TOTAL AMOUNT NEEDED TO PURCHASE \$ 1799.21

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

ADDRESS: 65 MAIN ST., CORTLAND, N.Y. 13045-5430

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

PURCHASER(S) SIGNATURE(S): [Signature]  
Att'y for 1st Nat'l  
Bl of Cortland

AMOUNT RECEIVED BY PURCHASER:

TOTAL AMOUNT DUE	\$ <u>1799.21</u>
LESS DEPOSIT	\$ <u>900.-</u>
DOWN PAYMENT	\$ <u>-0-</u>
TOTAL DUE IN EIGHT DAYS	\$ <u>899.21</u>

<p>FIRST NATIONAL BANK OF CORTLAND, Custodian of the Edward A. Rantanen SDIRA, Plaintiff</p>	<p>vs.</p> <p>ROGER C. LINN, Defendant</p>	<p>: IN THE COURT OF COMMON PLEAS : FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT : COLUMBIA COUNTY, PENNA. : CIVIL ACTION – AT LAW : IN MORTGAGE FORECLOSURE : E.D. NO. <u>71</u> OF 1999 : AD NO. 476 OF 199 : JU NO. _____ OF 1999</p>
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**AFFIDAVIT PURSUANT TO RULE 3129.1**

John A. Poli, Vice President and Trust Officer of First National Bank of Cortland, Custodian of the Edward A. Rantanen SDIRA, Plaintiff in the above captioned matter, sets forth as of the date the Praecipe for a Writ of Execution was filed the following information concerning the real property located at 165 Nottingham Road, Bloomsburg, Columbia County, Pennsylvania, described as follows:

ALL THAT CERTAIN piece, parcel and lot of and situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

**LOT 30.**                    **BEGINNING** at a point on the southern side of Nottingham Road, said point being four hundred ninety (490) feet west of the southwest corner of Nottingham Road and Knights Drive; **THENCE** along the southern side of Nottingham Road, North seventy-four (74) degrees fifteen, (15) minutes East, a distance of eighty-five (85) feet to a point; **THENCE** by a line drawn in a southerly direction at right angles to the southern line of said Nottingham Road, South fifteen (15) degrees forty-five (45) minutes East, a distance of one hundred thirty-four (134) feet to a point; **THENCE** South seventy-five (75) degrees no (00) minutes East, a distance of sixty-eight (68) feet to a point; **THENCE** North ten (10) degrees no (00) minutes West, a distance of one hundred thirty-four (134) feet to a point, the place of **BEGINNING**.

Being known and designated as lot numbered thirty (30) on the plot of lots of Sherwood Village, prepared by H.G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953 and as further revised February 14, 1956

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

- a) Roger C. Linn  
Chenango Shores Campground  
Route 12  
R.D. #1, Box 273-A  
Chenango Forks, NY 13746

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

- a) Roger C. Linn  
Chenango Shores Campground  
Route 12  
R.D. #1, Box 273-A  
Chenango Forks, NY 13746

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

First National Bank of Cortland,  
Custodian of the Edward A. Rantanen SDIRA  
65 Main Street  
Cortland, NY 13045-5430

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

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

First National Bank of Cortland,  
Custodian of the Edward A. Rantanen SDIRA  
65 Main Street  
Cortland, NY 13045-5430

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.

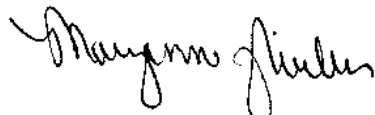
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale: **Dorothy Linn**

**165 Nottingham Road  
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. §4904 relating to unsworn falsification to authorities.

Date: 6/9, 1999.

  
\_\_\_\_\_  
**John A. Poli, Vice President and Trust  
Officer of First National Bank of Cortland,  
Custodian of the Edward A. Rantanen  
SDIRA**

  
**MARYANNE J. WILBUR  
Notary Public State of New York  
Registration No. 5000192  
Qualified in Cortland County  
Commission Expires**

**8/10/2000**

1.  Restricted Delivery  
Consult postmaster for fee.

2.  Restricted Delivery  
Consult postmaster for fee.

3. Article Addressed to:  
Small Business Administration  
7 North WilkesBarre Blvd.  
Wilkes-Barre, PA 18702-5241

4a. Article Number: Z052 311 863

4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 COD

5. Received By: (Print Name)  
Small Business Administration

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

7. Date of Delivery: 7-25-99

8. Addressee's Address (Only if requested and fee is paid)

102595-98-B-0229 Domestic Return Receipt

**SENDER:**  
 ■ Complete items 1 and/or 2 for additional services.  
 ■ Complete items 3, 4a, 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.

3. Article Addressed to:  
Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Compliance  
Clearance Support Section Dept. 281230  
Harrisburg, PA 17128-0946

4a. Article Number: Z 052 311 864

4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD

7. Date of Delivery: JUL 29 1999

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)  
X Samuel J. Ventura

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

**SENDER:**  
 ■ Complete items 1 and/or 2 for additional services.  
 ■ Complete items 3, 4a, 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.

3. Article Addressed to:  
Office of F.A.I.R  
Dept. of Public Welfare  
P.O. BOX 8016  
Harrisburg, PA 17105

4a. Article Number: Z052 311 865

4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD

7. Date of Delivery: JUL 29 1999

5. Received By: (Print Name)  
D. Saylor

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

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

**SENDER:**  
 ■ Complete items 1 and/or 2 for additional services.  
 ■ Complete items 3, 4a, 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.

3. Article Addressed to:  
Roger C. Linn  
Chenango Shores Campground  
Route 12, R.D.1, Box 273-A  
Chenango Forks, NY 13746

4a. Article Number: Z 052 311 866

4b. Service Type:  
 Registered  
 Express Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD

7. Date of Delivery: 7-30-99

5. Received By: (Print Name)  
ERVIN PERRY

6. Signature: (Addressee or Agent)  
X Ervin Perry

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994 102595-98-B-0229 Domestic Return Receipt

HARRY A. ROADARMEL, JR.



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

PHONE  
~~PAZZOZZOZZO~~  
570-389-5622

24 HOUR PHONE  
1717-784-0300

Elwood R. Harding, ESQ.  
38 W. 3rd St.,  
Bloomsburg, Pa. 17815

IN THE COURT OF COMMON PLEAS  
OF COLUMBIA COUNTY, COMMONWEALTH  
OF PENNA.  
1st Nat'l Bank of Cortland  
VS.  
Roger C. LINN  
WRIT OF EXECUTION 71 of 1999  
(MORTGAGE FORECLOSURE) CV 476 of 1999

POSTING OF PROPERTY

-----  
Aug 9, 1999 at 1440 hrs. POSTED A COPY OF THE SHERIFF'S SALE BILL  
ON THE PROPERTY OF Roger C. Linn, 160 Nottingham Road., Bloomsburg, Pa.,  
-----  
COLUMBIA COUNTY, PENNSYLVANIA. SAID POSTING PERFORMED BY COLUMBIA COUNTY CHIEF  
SHERIFF Timothy T. Chamberlain DEPUTY

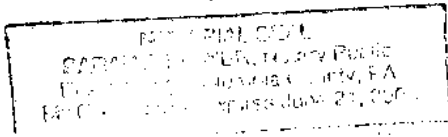
SO ANSWERS:

CHIEF *Timothy T. Chamberlain*  
DEPUTY SHERIFF

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

Sworn and subscribed before me  
this 13th day of  
August 1999

*Sarah J. Howe*  
Sarah J. Howe







HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 389  
BLOOMSBURG, PA 17815

PHONE  
(717) 369-5624

TELEPHONE  
(717) 284-6100

DATE: Aug 9, 1999

RE: Sheriff's Sale Advertising Dates

1st Nat'l Bank of Cortland vs. Roger C. LENN

No. 71 of 1999 P.D. No. 476 of 1999 J.D.

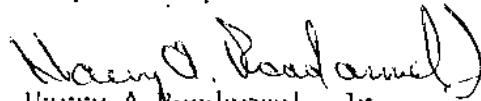
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week	<u>Aug. 19, 1999</u>	DATE OF SALE:	<u>Sep. 9, 1999 at 10:30 AM</u>
2nd week	<u>Aug. 26, 1999</u>		
3rd week	<u>Sep. 2, 1999</u>		

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff

HARRY A. ROADARMEL, JR.

71



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S BUREAU - BACKSPACE OUTLINE

PHONE (717) 309-5672

24 HOUR PHONE (717) 704-6300

RECEIVE AND TIME STAMP WRIT 7/19/79

DOCKET AND INDEX 7/19/79

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

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

WRIT OF EXECUTION 3

COPY OF DESCRIPTION 6

WHEREABOUTS OF LAST KNOWN ADDRESS

NON-MILITARY AFFIDAVIT

17 NOTICES OF SHERIFF'S SALE 3

WATCHMAN RELEASE FORM

12 AFFIDAVIT OF LIENS LIST 2

CHECK FOR 900.00 Alison K... 2546

\* 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 Sale SEP 9, 1989 1030  
Adv. Aug 19, 86, Sep 2  
Post Aug 9

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 \_\_\_\_\_

- \* 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

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

COPY

FIRST NATIONAL BANK OF CORTLAND, : IN THE COURT OF COMMON PLEAS  
Custodian of the Edward A. Rantanen SDIRA, : FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
Plaintiff : COLUMBIA COUNTY, PENNA.  
vs. : CIVIL ACTION – AT LAW  
: IN MORTGAGE FORECLOSURE  
ROGER C. LINN, : E.D. NO. 71 OF 1999  
Defendant : AD NO. 476 OF 199  
: JU NO. \_\_\_\_\_ OF 1999

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**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**

NOTICE IS HEREBY GIVEN in accordance with PA. R.C.P. 3129.2 that, by virtue of Writ of Execution No. 71 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 \$ 66,349.79, 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 SEPT 9, 1999, at 10:30 o'clock A.M., all the right, title and interest of the owner, Defendant Roger C. Linn, in and to:

ALL THAT CERTAIN piece, parcel and lot of and situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:


**LOT 30.** **BEGINNING** at a point on the southern side of Nottingham Road, said point being four hundred ninety (490) feet west of the southwest corner of Nottingham Road and Knights Drive; **THENCE** along the southern side of Nottingham Road, North seventy-four (74) degrees fifteen, (15) minutes East, a distance of eighty-five (85) feet to a point; **THENCE** by a line drawn in a southerly direction at right angles to the southern line of said Nottingham Road, South fifteen (15) degrees forty-five (45) minutes East, a distance of one hundred thirty-four (134) feet to a point; **THENCE** South seventy-five (75) degrees no (00) minutes East, a distance of sixty-eight (68) feet to a point; **THENCE** North ten (10) degrees no (00) minutes West, a distance of one hundred thirty-four (134) feet to a point, the place of **BEGINNING**.

Being known and designated as lot numbered thirty (30) on the plot of lots of Sherwood Village, prepared by H.G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953 and as further revised February 14, 1956

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will on Sept. 10, 1999, 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 First National Bank of Cortland, Custodian of the Edward A. Rantanen SDIRA against Roger C. Linn, and will be sold by the Sheriff of Columbia County.

HARDING & ASSOCIATES

By:   
Elwood R. Harding, Jr., Esquire  
Attorney for Plaintiff  
HARDING & ASSOCIATES  
38 West Third Street  
Bloomsburg, PA 17815  
Phone: (570) 784-6770  
I. D. #: 20027

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 284-5622  
389-5622

TELETYPE  
(717) 284-6300

Date: July 28, 1999

To:

Jim Hook  
Tax Collector  
C. B. Road  
Espy

Re: 1st Nat'l Bank of Cortland vs. Roger C. Linn

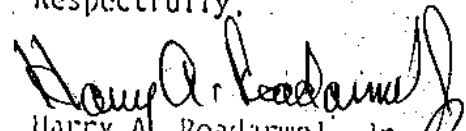
No: 71 of 1999 ED No: 476 of 1999 JD

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.  
Sheriff of Columbia County

FIRST NATIONAL BANK OF CORTLAND, : IN THE COURT OF COMMON PLEAS  
Custodian of the Edward A. Rantanen SDIRA, : FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
Plaintiff : COLUMBIA COUNTY, PENNA.  
vs. : CIVIL ACTION – AT LAW  
ROGER C. LINN, : IN MORTGAGE FORECLOSURE  
Defendant : E.D. NO. 7/ OF 1999  
: AD NO. 476 OF 199  
: JU NO. \_\_\_\_\_ OF 1999

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**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**

NOTICE IS HEREBY GIVEN in accordance with *PA. R.C.P. 3129.2* that, by virtue of Writ of Execution No. 7/ 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 \$ 66,349.79, 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 SEPT. 9, 1999, at 10:30 o'clock A.M., all the right, title and interest of the owner, Defendant Roger C. Linn, in and to:

ALL THAT CERTAIN piece, parcel and lot of and situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

**LOT 30.**            **BEGINNING** at a point on the southern side of Nottingham Road, said point being four hundred ninety (490) feet west of the southwest corner of Nottingham Road and Knights Drive; **THENCE** along the southern side of Nottingham Road, North seventy-four (74) degrees fifteen, (15) minutes East, a distance of eighty-five (85) feet to a point; **THENCE** by a line drawn in a southerly direction at right angles to the southern line of said Nottingham Road, South fifteen (15) degrees forty-five (45) minutes East, a distance of one hundred thirty-four (134) feet to a point; **THENCE** South seventy-five (75) degrees no (00) minutes East, a distance of sixty-eight (68) feet to a point; **THENCE** North ten (10) degrees no (00) minutes West, a distance of one hundred thirty-four (134) feet to a point, the place of **BEGINNING**.

COPY

FIRST NATIONAL BANK OF CORTLAND, Custodian of the Edward A. Rantanen SDIRA, Plaintiff	:	IN THE COURT OF COMMON PLEAS FOR THE 26 <sup>TH</sup> JUDICIAL DISTRICT COLUMBIA COUNTY, PENNA. CIVIL ACTION - AT LAW IN MORTGAGE FORECLOSURE E.D. NO. <u>71</u> OF 1999 AD NO. <u>476</u> OF 199 JU NO. <u>476</u> OF 1999
vs.	:	
ROGER C. LINN, Defendant	:	

**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 and lot of and situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

**LOT 30.**                    **BEGINNING** at a point on the southern side of Nottingham Road, said point being four hundred ninety (490) feet west of the southwest corner of Nottingham Road and Knights Drive; THENCE along the southern side of Nottingham Road, North seventy-four (74) degrees fifteen, (15) minutes East, a distance of eighty-five (85) feet to a point; THENCE by a line drawn in a southerly direction at right angles to the southern line of said Nottingham Road, South fifteen (15) degrees forty-five (45) minutes East, a distance of one hundred thirty-four (134) feet to a point; THENCE South seventy-five (75) degrees no (00) minutes East, a distance of sixty-eight (68) feet to a point; THENCE North ten (10) degrees no (00) minutes West, a distance of one hundred thirty-four (134) feet to a point, the place of BEGINNING.

Amount due:	\$ 66,349.79
(Costs to be added.)	\$ _____

Dated: 7/7/1999

Terri B. Kane (SEAL)  
PROTHONOTARY

By: Gilbert A. Brown  
DEPUTY PROTHONOTARY



FIRST NATIONAL BANK OF CORTLAND, : IN THE COURT OF COMMON PLEAS  
Custodian of the Edward A. Rantanen SDIRA, : FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
Plaintiff : COLUMBIA COUNTY, PENNA  
vs. : CIVIL ACTION – AT LAW  
ROGER C. LINN, : IN MORTGAGE FORECLOSURE  
Defendant : E.D. NO. 71 OF 1999  
: AD NO. 476 OF 199  
: JU NO. \_\_\_\_\_ OF 1999

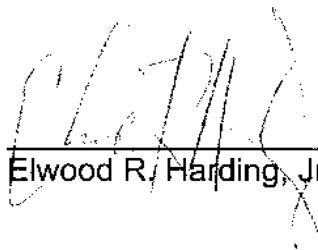
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**AFFIDAVIT OF WHEREABOUTS OF DEFENDANT ROGER C. LINN**

I, Elwood R. Harding, Jr., Esquire, counsel to Plaintiff in the above captioned proceeding, hereby state that the whereabouts of the Defendant, Roger C. Linn, in the above captioned proceeding is Chenango Shores Campground, Route 12, R.D. #1, Box 273-A, Chenango Forks, NY 13746 There is one known tenant occupying the mortgaged premises, namely Dorothy Linn, Defendant's mother.

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: 7/2/99

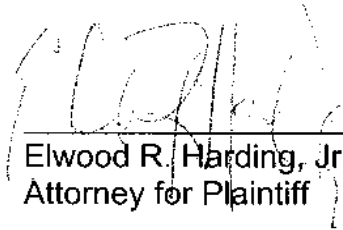
  
\_\_\_\_\_  
Elwood R. Harding, Jr., Esquire

FIRST NATIONAL BANK OF CORTLAND,	:	IN THE COURT OF COMMON PLEAS
Custodian of the Edward A. Rantanen SDIRA,	:	FOR THE 26 <sup>TH</sup> JUDICIAL DISTRICT
Plaintiff	:	COLUMBIA COUNTY, PENNA.
	:	CIVIL ACTION – AT LAW
vs.	:	IN MORTGAGE FORECLOSURE
	:	E.D. NO. _____ OF 1999
ROGER C. LINN,	:	AD NO. 476 OF 199
Defendant	:	JU NO. _____ OF 1999

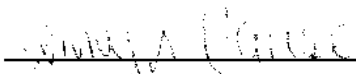
**AFFIDAVIT OF NONMILITARY SERVICE OF DEFENDANT**

COMMONWEALTH OF PENNSYLVANIA )  
) SS  
COUNTY OF COLUMBIA )

ELWOOD R. HARDING, JR., ESQUIRE, being duly sworn according to law, deposes and says that he did, upon request of the above named Plaintiff, investigate the status of the above named Defendant with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally and aver that said Defendant is not now, nor was he, within a period of three months last, in the military or naval service of the United States within the purview of the Solders' and Sailors' Civil Relief Act of 1940.

  
\_\_\_\_\_  
Elwood R. Harding, Jr., Esq.  
Attorney for Plaintiff

Sworn and subscribed to  
before me this 11 day  
of July, 1999.

  
\_\_\_\_\_  
NOTARIAL SEAL  
JENNY L. GAUSE, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA CO., PA.  
MY COMMISSION EXPIRES AUG. 26, 2000

FIRST NATIONAL BANK OF CORTLAND, : IN THE COURT OF COMMON PLEAS  
Custodian of the Edward A. Rantanen SDIRA, : FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
Plaintiff : COLUMBIA COUNTY, PENNA.  
vs. : CIVIL ACTION – AT LAW  
ROGER C. LINN, : IN MORTGAGE FORECLOSURE  
Defendant : E.D. NO. 71 OF 1999  
: AD NO. 476 OF 199  
: JU NO. \_\_\_\_\_ OF 1999

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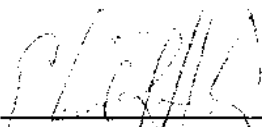
TO: OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

PROPERTY AT: 165 Nottingham Road, Bloomsburg, Columbia County,  
Pennsylvania (See Exhibit A, attached hereto.)

**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 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 & ASSOCIATES

By:   
Elwood R. Harding, Jr., Esquire  
Attorney for Plaintiff  
HARDING & ASSOCIATES  
38 West Third Street  
Bloomsburg, PA 17815  
Phone: (570) 784-6770  
I. D. #: 20027

ALL THAT CERTAIN piece, parcel and lot of and situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

**LOT 30.**            **BEGINNING** at a point on the southern side of Nottingham Road, said point being four hundred ninety (490) feet west of the southwest corner of Nottingham Road and Knights Drive; **THENCE** along the southern side of Nottingham Road, North seventy-four (74) degrees fifteen, (15) minutes East, a distance of eighty-five (85) feet to a point; **THENCE** by a line drawn in a southerly direction at right angles to the southern line of said Nottingham Road, South fifteen (15) degrees forty-five (45) minutes East, a distance of one hundred thirty-four (134) feet to a point; **THENCE** South seventy-five (75) degrees no (00) minutes East, a distance of sixty-eight (68) feet to a point; **THENCE** North ten (10) degrees no (00) minutes West, a distance of one hundred thirty-four (134) feet to a point, the place of **BEGINNING**.

Being known and designated as lot numbered thirty (30) on the plot of lots of Sherwood Village, prepared by H.G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953 and as further revised February 14, 1956

**EXHIBIT A.**

COLUMBIA COUNTY TAX CLAIM BUREAU  
LIEN CERTIFICATE

Date 7/28/99

OWNER OR REPUTED OWNER

Linn, Roger C  
Owner Since: 2-96  
Former Owner: Linn

DESCRIPTION OF PROPERTY

.24 ac.

PARCEL NUMBER 31-3B-11 IN Scott Twp Township  
Borough  
City

YEAR	TOTAL
CRT	5.00
TOTAL	5.00

The above figures represent the amount(s) due during the month of  
Sept 1999

This is to certify that, according to our records, there are tax liens on  
the above mentioned property as of December 31, 98

Excluding: Interim Tax Billings

Requested by: Columbia County Sheirff

COLUMBIA COUNTY TAX CLAIM BUREAU

FEE - \$5.00  
Per Parcel

*Dennis Long*



**ALLIANCE BANK N.A.**  
73 MAIN STREET - P.O. BOX 5430  
CORTLAND, NY 13045-5430  
TRUST & INVESTMENTS

**ALLIANCE BANK N.A.**  
CORTLAND, NY 13045  
50-351-213

4277

004277

EIGHT HUNDRED NINETY-FOUR AND 21/100 \*\*\*\*\*

\*\*\*\*\* DOLLARS  
DATE 10/26/99 \$\*\*\*\*\*894.21  
AMOUNT

PAY TO THE ORDER OF SHERIFF OF COLUMBIA COUNTY

*Margaret Miller*

⑆004277⑆ ⑆021303511⑆ 301 01737 5⑆

Bank  
Alliance  
73 Main Street  
Columbia, NY 12045

PAY Nine hundred and 00/100 Dollars

TO THE ORDER OF COLUMBIA COUNTY SHERIFF

FORCLOSURE AGAINST ROGER LINN

First Union  
National Bank


3-  
2-0

NO. 6546

DATE: 6/10/99

NOT VALID AFTER SIX MONTHS

CHECK AMOUNT
*****\$900.00

  
AUTHORIZED SIGNATURE

⑆006546⑆ ⑆031000503⑆ 2014206858053⑆



# SHERIFF'S SALE

THURSDAY SEPTEMBER 9, 1999 AT 10:30 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 71-1999 AND CIVIL WRIT NO. 476-1999 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 THAT CERTAIN piece, parcel and lot of and situate in Scott Township, Columbia County, Pennsylvania, bounded and described as follows, to-wit:

**LOT 30.**

**BEGINNING** at a point on the southern side of Nottingham Road, said point being four hundred ninety (490) feet west of the southwest corner of Nottingham Road and Knights Drive; **THENCE** along the southern side of Nottingham Road, North seventy-four (74) degrees fifteen, (15) minutes East, a distance of eighty-five (85) feet to a point; **THENCE** by a line drawn in a southerly direction at right angles to the southern line of said Nottingham Road, South fifteen (15) degrees forty-five (45) minutes East, a distance of one hundred thirty-four (134) feet to a point; **THENCE** South seventy-five (75) degrees no (00) minutes East, a distance of sixty-eight (68) feet to a point; **THENCE** North ten (10) degrees no (00) minutes West, a distance of one hundred thirty-four (134) feet to a point, the place of **BEGINNING**.

Being known and designated as lot numbered thirty (30) on the plot of lots of Sherwood Village, prepared by H.G. Shulde, R.E., dated October 15, 1952, as revised June 25, 1953 and as further revised February 14, 1956. Also located at 160 Nottingham Road., Bloomsburg, Pa. 17815

## 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.

Elwood R. Harding, Jr., ESO.  
38 W. Third St., Bloomsburg, Pa. 17815

Harry A. Roadarmel Jr.  
Columbia County Sheriff