

PIPA & SCHLESINGER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
COMMERCE AT MARKET STREET
SHAMOKIN, PENNSYLVANIA 17872

ANDREW M. PIPA, JR.
GUY W. SCHLESINGER

(717) 648-6859

April 14, 1976

Columbia County Sheriff
Columbia County Courthouse
Bloomsburg, PA 17815

PLAINTIFF: CENTRAL PENNSYLVANIA SAVINGS ASSOCIATION
DEFENDANTS: PARKER C. PERKINS, ET UX
CASE NO: 360-1976
MORTGAGE FORECLOSURE

Dear Folks:

I have this day filed a Praecipe For Judgment in the office of the Columbia County Prothonotary. I have also filed a Praecipe For Writ Of Execution in the same office. The Prothonotary will be very shortly forwarding the Writ Of Execution along with five copies of the property description and an Affidavit required under Rule 3129. It is my understanding that there is no necessity for a deposit prior to the sale. However, if a deposit is required, please notify me and I will promptly forward it to your office.

Rule 3129(A) requires that a copy of an affidavit shall be delivered to the sheriff together with the Writ of Execution. If such copy is not delivered to you when you receive the Writ Of Execution, would you please notify me so that I may see that this section is properly complied with.

Rule 3129(B) requires written notice of the sale of real property to be given to the defendant. The Rule further requires that this written notice shall be prepared by the plaintiff and be served by the sheriff at least twenty (20) days before the sale. Being unsure of the exact procedure which your office is following to comply with this new Rule, would you please advise me what kind of notice you will require so that I may prepare the notice and provide you with the same in sufficient time so that you may accomplish service 20 days before the sale. Rule 3129(B)(2)(b) also requires a plaintiff to inform the sheriff of the method of giving notice. It would be the plaintiff's desire in this case that notice be accomplished by registered mail, return receipt requested, addressed to the defendants at their last known address.

ANDREW M. PIPA, JR.

Columbia County Sheriff
April 14, 1976
Page -2-

Under the note to Rule 3129, registered mail also includes certified mail. Therefore, would you please serve the defendant by certified mail.

If you have any questions or comments concerning this letter, please feel free to call this office at any time. In any event, I will be looking forward to your advising me as to the method of service required by your office to comply with Rule 3129.

Thank you for your very kind cooperation.

Yours very truly,



Guy W. Schlesinger

GWS:el

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on Friday, the 18th day of June, 19 76, at 2:00

o'clock P. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to Henry A. Hughes and Catherine Hughes, 717 Highway 202, Bridgewater, New Jersey, 08807

for the price or sum of \$42,500
Forty Two Thousand Five Hundred and 00/100-----Dollars

being the highest and best bidder, and that the highest and best price

bidden for the same; which I have applied as follows, viz: To costs

Amount Due		14,185.59
Atty's Comm.		705.00
Sheriff (Comp) Pd. by Plff.		9.75
Sheriff (Comp) Pd. by Plff.		21.78
Proth. (Comp) Pd. by Plff.		15.00
Judgement Fee Pd. by Plff.		6.00
Atty's Fee		3.00
Proth. (Writ) Pd. by Plff.		10.00
Satisfaction		3.00
Sheriff Vandling		249.16
Docket & Levy	7.50	
Sale	3.00	
Advertising	3.00	
Posting Bills	5.00	
Postage	3.16	
Poundage	227.50	
Prothonotary Peterson		8.50
Deed	3.00	
List of Liens	5.50	
The Morning Press (Advertising)		60.60
Berwick Enterprise (Advertising)		59.40
C. William Henrie (Printing Sale Bills)		18.00
1976 Taxes (Greenwood Township)		89.60
Register and Recorder Bower		860.00
Deed	7.50	
Search	1.50	
Affidavit	1.00	
State Stamps	425.00	
Realty Transfer Tax	425.00	

continued

Central Pennsylvania Savings Association (Plaintiff)

vs

Parker C. Perkins and Glenys M. Perkins, h/w (Defendant)

(Writ of Execution)

Sheriff's Office, Bloomsburg, Pa.)

So answers

June 18, 1976.

Victor B Vandling
 VICTOR B. VANDLING.

Sheriff

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on the day of 19....., at o'clock M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to

for the price or sum of Dollars

being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs

Farmers National Bank of Watsontown versus Parker C. & Glenys M. Perkins (No. 1457 of 1975)	7,000.00
Farmers National Bank of Watsontown versus Parker C. & Glenys M. Perkins (No. 1458 of 1975)	8,000.00
Farmers National Bank of Watsontown versus Parker C. & Glenys M. Perkins (No. 1459 of 1975)	5,000.00
Farmers National Bank of Watsontown versus Parker C. & Glenys M. Perkins (No. 1460 of 1975)	5,000.00
Farmers National Bank of Watsontown versus Parker C. & Glenys M. Perkins (No. 1461 of 1975)	2,273.12

Sheriff's Office, Bloomsburg, Pa.)
June 18, 1976.

So answers

Victor B Vandling
VICTOR B. VANDLING. Sheriff

PIPA & SCHLESINGER
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ATTORNEYS AT LAW
COMMERCE AT MARKET STREET
SHAMOKIN, PENNSYLVANIA 17872

ANDREW M. PIPA, JR.
GUY W. SCHLESINGER

(717) 648-6859

August 2, 1976

Victor B. Vandling, Esq.
Columbia County Sheriff
Columbia County Courthouse
Bloomsburg, PA 17815

PLAINTIFF: CENTRAL PENNSYLVANIA SAVINGS ASSOCIATION
DEFENDANTS: PARKER C. PERKINS, ET UX
CASE NO: 360-1976
SUBJECT: MORTGAGE FORECLOSURE

Dear Folks:

I have received your check in distribution of the proceeds of the above sale, and am satisfied that the amounts are correct. In accordance with your request of July 29, 1976, enclosed you will find a Power Of Attorney To Satisfy Writ which has been signed by me as attorney for my client. Having never prepared such a Power Of Attorney in the past, I am unsure as to the exact form you require. If this form is not satisfactory, please let me know and I shall prepare it to your specifications. However, if it is satisfactory, I trust the entire matter can be settled.

Thank you for your very kind cooperation.

Yours very truly,


Guy W. Schlesinger

GWS:el
Enc.

42,500.00	Bid
.277.50	Percentage
426.00	STATE STAMPS
479.00	TRANSFER
<hr/> 43,577.50	
22,000.00	down payment
<hr/>	

21,577.50 paid full June 27, 76

Sold to
 Henry A Hughes
 and Catherine Hughes.
 777 Highway 202
 Bridgewater, N. J.

Received
 by
 Ray
 Gabrieli

08807

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on Friday, the 18th day of June, 19 76, at 2:00

o'clock P. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to Henry A. Hughes and Catherine Hughes, 777 Highway 202, Bridgewater, New Jersey, 08807

for the price or sum of \$42,500
Forty Two Thousand Five Hundred and 00/100-----Dollars

being the highest and best bidder, and that the highest and best price

bidden for the same; which I have applied as follows, viz: To costs.....

Amount Due		14,185.59
Atty's Comm.		705.00
Sheriff (Comp) Pd. by Plff.		9.75
Sheriff (Comp) Pd. by Plff.		21.78
Proth. (Comp) Pd. by Plff.		15.00
Judgement Fee Pd. by Plff.		6.00
Atty's Fee		3.00
Proth. (Writ) Pd. by Plff.		10.00
Satisfaction		3.00
Sheriff Vandling		249.16
Docket & Levy	7.50	
Sale	3.00	
Advertising	3.00	
Posting Bills	5.00	
Postage	3.16	
Poundage	227.50	
Prothonotary Peterson		8.50
Deed	3.00	
List of Liens	5.50	
The Morning Press (Advertising)		60.60
Berwick Enterprise (Advertising)		59.40
C. William Henrie (Printing Sale Bills)		18.00
1976 Taxes (Greenwood Township)		89.60
Register and Recorder Bower		860.00
Deed	7.50	
Search	1.50	
Affidavit	1.00	
State Stamps	425.00	
Realty Transfer Tax	425.00	

continued

Central Pennsylvania Savings Association (Plaintiff)
 vs
 Parker C. Perkins and Glenys M. Perkins, h/w (Defendant)
 Sheriff's Office, Bloomsburg, Pa.) So answers (Writ of Execution)

June 18, 1976.

Victor B Vandling
 VICTOR B. VANDLING. Sheriff

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on _____ the _____ day of _____, 19 _____, at _____ o'clock _____ M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to _____

for the price or sum of _____ Dollars

_____ being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows, viz: To costs _____

Farmers National Bank of Watsontown versus Parker C. & Glenys M. Perkins (No. 1457 of 1975)	7,000.00
Farmers National Bank of Watsontown versus Parker C. & Glenys M. Perkins (No. 1458 of 1975)	8,000.00
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Farmers National Bank of Watsontown versus Parker C. & Glenys M. Perkins (No. 1461 of 1975)	2,273.12

Sheriff's Office, Bloomsburg, Pa.)
June 18, 1976.

So answers

Victor B. Vandling
VICTOR B. VANDLING.

Sheriff

Inventory of Perkins Property, Greenwood Township, taken by Sheriff Vandling and Deputy Yachimowski on June 25, 1976.

1 Jacobson GT 14 Hydro-Tractor 001724
1 Sears Lawn Sweeper
1 Jacobson Sno-Blower
1 Chaparral Snomobile
1 Trailer bed
1 Vehicle, Car, license number 683-06V

Sears automatic door opener in garage (goes to buyer)
Lawn furniture (inexpensive type)
Garbage disposal (goes to buyer)
Dishes, pots, pans, etc.
1 GE Stove with hood (goes to buyer)
1 GE Refrigerator
1 Dinette with 4 chairs
1 Server
1 RCA portabée TV (around 18") with stand
1 Round sectional sofa, 1 Chair, 1 Lounge chair
2 end tables
2 lights, floor lamp
1 foot stool, large mirror
assorted records in living room closet
1 Singer Sewing Machine
1 Desk & Chair
1 small fan
2 Book cases and assorted books
1 Ironing Board and iron
Bedroom Suite (consisting of bed, dresser, chest & 2 night stands)
Clothes
Instamatic 151 Camera

General Electric Washer & Dryer
White Cabinet
Cedar Chest
Couch, 2 end tables, table, 4 chairs
Bar (built-in, goes to buyer)
Refrigerator

Central Penna Savings Assoc.
vs

Charles C. Perkins and Henry M. Perkins, his wife

No. 20 of 1976 E.D.

No. 360 of 1976 J.D.

Sale - Friday June 18, 1976 at 2 P.M. Writ of Execution

Amount Due	14,185.59
Attorneys Com.	<u>705.00</u>
	14,890.59

Shiff. Bd.	9.75
Shiff. Bd.	21.78
Print. Bd.	15.00
Judg. Fee Bd.	6.00
Att. Fee	3.00
Not. Fee	3.00
Shiff. Vending	
Docket & Lem	7.50
Sale	3.00
Advertising	3.00
Posting Bills	5.00
Postage	3.16
Boundaries	<u>227.50</u>
Notarial TAXES Paid 3.00	
List of Officers	5.50
Brotherhood Peterson Paid	8.50
The Morning News (Advertising)	60.60
Business Enterprises (Advertising)	59.40
C. W. M. Harris (Sale Bills)	18.00

TAXES
89.60

Register & Recorder Bower	
Food	2.50
Seal	1.50
Off. Print	1.00
State Stamps	<u>425.00</u>
Realty Transfer Tax	<u>425.00</u>

Assessed Value	4640	
	4540	
Real Market Value	14190	13900

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SHAMOKIN, PENNSYLVANIA 17872

ANDREW M. PIPA, JR.
GUY W. SCHLESINGER

(717) 648-6859

June 22, 1976

Victor B. Vandling, Esq.
Columbia County Sheriff
Columbia County Courthouse
Bloomsburg, PA 17815

PLAINTIFF: CENTRAL PENNSYLVANIA SAVINGS ASSOCIATION
DEFENDANTS: PARKER C. PERKINS, ET UX
CASE NO: 360-1976
SUBJECT: MORTGAGE FORECLOSURE

Dear Folks:

As you requested on the day of the sale of the above property, enclosed you will find an amended property description to be placed on the forthcoming Sheriff's Deed. I trust that it meets with your approval and will be satisfactory.

Would you be so kind as to forward me a copy of the proposed Schedule of Distribution when it is ready so that I may ensure that my clients are getting the proper amount of money.

Thank you for your very kind cooperation.

Yours very truly,


Guy W. Schlesinger

GWS:el
Encs.

Bedroom Suite Bed - dresser - Chest
2 night stands.

Clothes
Dresser - 151

General Elec Wash! Dryer
white cabinet
Chest Chest

Cellar

Coner 2 end table table - 4 chairs
Bar - refrigerator

683064

6-25-76

Riviera

Jacobson GT 14

Hydro - tractor

001724

Leas Jawn Sweeper
Snowmobile - Chaparral
Trailer Bed.

Jacobson Sno Blower

Leas Anti-don Opener (Conroy)

Jawn lounge.

Carlyne chair

Dishes, Pots, Pans, etc.

GE - stove with hood

GE Refrigerator

Juicette 4-Chair

Server

RCA T.V. portable 18" (18" small)

with stand
Round Couch, lounge Chair,

Chair

2 end Tables

2 lights - floor lamp.

foot stool

large mirror

Reeds.

Singer Sewing Machine

desk Chair

2 Book cases

Books

Small floor
ironing board - new

Central Penna. Savings Assoc.

vs

Parker C. Perkins and
Glenys M. Perkins, his wife

No. 20 of 1976
No. 360 of 1976

E.D.
J.D.

SHERIFF VANDLING		249.16
Docket & Levy	7.50	
Sale	3.00	
Advertising	3.00	
Posting Bills	5.00	
Postage	3.16	
Poundage	227.50	
PROTHONOTARY PETERSON		8.50
Deed	3.00	
List of Liens	5.50	
The Morning Press (Advertising)		60.60
Berwick Enterprise (Advertising)		59.40
1976 Taxes (Greenwood Township)		89.60
C. William Henrie (Printing Sales Bills)		18.00
REGISTER AND RECORDER BOWER		860.00
Deed	7.50	
Search	1.50	
Affidavit	1.00	
State Stamps	425.00	
Realty Transfer Tax	425.00	
Amount Due		14,185.59
Attorney Commission		705.00
Sheriff (Comp) Pd. by Plff.		9.75
Sheriff (Comp) Pd. by Plff.		21.78
Proth. Pd. by Plff.		15.00
Judgement fee Pd. by Plff.		6.00
Atty's Fee		3.00
<i>Proth.</i>		<i>10.00</i>
Satisfaction		3.00
TOTAL		16,294.38

PIPA & SCHLESINGER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
COMMERCE AT MARKET STREET
SHAMOKIN, PENNSYLVANIA 17872

ANDREW M. PIPA, JR.
GUY W. SCHLESINGER

(717) 648-6859

April 29, 1976

Victor B. Vandling, Esq.
Columbia County Sheriff
Columbia County Courthouse
Bloomsburg, PA 17815

PLAINTIFF: CENTRAL PENNSYLVANIA SAVINGS ASSOCIATION
DEFENDANTS: PARKER C. PERKINS, ET UX
CASE NO: 360-1976
MORTGAGE FORECLOSURE

Dear Folks:

Enclosed you will find an original plus three copies of a Notice Of Sale to be served on the defendants at least twenty (20) days prior to the sale in accordance with Rule 3129. It is my understanding that the certain areas of the Notice which I left blank will be filled in by your office prior to mailing each defendant a copy of the Notice at their last known address.

Also enclosed are five copies of the property description, leaving 3 in. at the top and 3 in. at the bottom of the page.

It is my understanding that you now have sufficient documentation to proceed with the sale, and that you will notify me of the upcoming sale date. However, if anything additional should be required or if I can be of assistance in any way, please feel free to call at any time.

Yours very truly,



Guy W. Schlesinger

GWS:el
Encs.

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to me directed, I will expose to public sale at the Sheriff's Office, in the Court House, in the Town of Bloomsburg, County of Columbia, and State of Pennsylvania, on

FRIDAY, JUNE 18TH, 1976.
at 2:00 o'clock P.M.

ALL that certain piece, parcel and tract of land situate in Greenwood Township, Columbia County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the center of public road; thence by line of land now or late of Cletus Beacock, north seventy-five (75) degrees thirty-five (35) minutes west, sixty-five and two-tenths (65.2) perches to an iron pin in line of land now or late of Ellis Bangs; thence by said Bangs and lands now or late of Richard Eves, south five (5) degrees thirty (30) minutes west, forty-seven and two-tenths (47.2) perches to an iron pin in line of land now or late of Jesse Downs; thence north fifty-six (56) degrees east, six and one-tenth (6.1) perches to an iron pin; thence south thirty (30) degrees thirty (30) minutes east, nine and eight-tenths (9.8) perches to a spike in the center line of a highway; thence by the center line of said highway, north fifty-seven (57) degrees fifty (50) minutes east, four hundred sixty-three and one-half (463-1/2) feet to a spoke in the center line of said highway; thence north twenty-nine (29) degrees ten (10) minutes west passing through an iron pin on the northerly side of said state highway and in line of land now or late of Woodrow Fisher, et ux, one hundred thirty-five (135) feet to an iron pin; thence by said Fisher, north sixty (60) degrees east, one hundred thirty (130) feet to a spike in the center line of the aforementioned state highway; thence by the center line thereof, north fifty-seven (57) degrees fifty (50) minutes east, thirty-four and nine-tenths (34.9) perches to a spike, the Place of BEGINNING, having erected thereon a single story ranch type dwelling and a double garage.

Taken into execution, etc., at the suit of the Central Savings Association vs. Parker C. Perkins and Glenys M. Perkins, his wife, and to be sold as the property of Parker C. Perkins and Glenys M. Perkins, his wife.

Notice is hereby directed to all parties and claimants that a schedule of distribution will be filed by the Sheriff on July 19, 1976.

Pipa & Schliesinger, Attorneys.

VICTOR B. VANDLING, SHERIFF.

Morning Press: Legal Advertisement, Fridays, May 7, 14, 21, 1976.

Berwick Enterprise: Legal Advertisement, Fridays, May 7, 14, 21, 1976.

C. William Henrie: Print Sale Bills.