

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 April 23 the 23rd day of April 1978, at 9:00 o'clock A. 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

Walter B. VanDyke, Inc., 1000 North 2nd St., Bloomsburg, Pa.
 for the price or sum of Three Thousand Six Hundred and 73/100 Dollars
3667.73 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

Writ		32,530.10
Advertising		22.00
Print 10.00 for copy of the writ in Sheriff's Office		10.00
Ad. 27. (Sun Point) ad. 6-13-78		18.50
Ad. 18. (C-22-78)		6.50
Advertisement (ad. 7-22-78)		6.00
Shanklin v. (ad. 7-22-78)		20.00
County Vending		37.37
District & Levy	7.50	
State	2.00	
Advertising	2.00	
Printing	20.72	
Public Bills	5.00	
1975 Taxes - West State Bureau		582.00
1976 Taxes - Commercial Property Tax - 2.125%		757.81
Advertising (Advertising)		78.00
County Vending (Advertising)		72.00
Public Printing Bureau (Public Bills)		17.00
Advertisement (Advertising)		20.50
Doc	2.00	
State of Taxes	5.50	
Additional and Localized Taxes		270.20
Doc	2.00	
County	2.50	
Printing	2.00	
100.00	100.00	
100.00	100.00	

Sheriff's Office, Bloomsburg, Pa. }

 April 23, 1978

So answers

Walter B. VanDyke Sheriff

LIST OF LIENS

VERSUS

Frank P. Scheuren

Court of Common Pleas of Columbia County, Pennsylvania.

First Valley Bank

versus

Frank P. Scheuren

No. 1044 of Term, 19 76
Real Debt || \$38,532.40
Interest from 6-11-76 ||
Commission ||
Costs ||
Judgment entered 7-29-76
Date of Lien 6-11-76
Nature of Lien Default Judgment

Sears, Roebuck & Co.

versus

Frank P. Scheuren

No. 162 of Jan. Term, 19 74
Real Debt || \$ 804.33
Interest from Aug. 2, 1972 ||
Commission ||
Costs ||
Judgment entered 2-5-74
Date of Lien 8-2-72
Nature of Lien Note

1st Nat'l Bank of Eastern Pa.

Bloomsburg, Pa.

versus

Frank P. Scheuren

No. 136 of Jan. Term, 19 74
Real Debt || \$ 5311.20
Interest from 3-6-72 ||
Commission ||
Costs ||
Judgment entered 2-4-74
Date of Lien 2-4-74
Nature of Lien Note

versus

No. of Term, 19
Real Debt || \$
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien
Nature of Lien

versus

No. of Term, 19
Real Debt || \$
Interest from ||
Commission ||
Costs ||
Judgment entered
Date of Lien
Nature of Lien

The First Valley Bank

vs
 Frank J. Schenert

No. 1044 of 1976 J.D.
 No. 43 of 1976 E.D.
 Friday September 17, 1976
 at 2:00 o'clock P.M.

Claim		38,532.40
Interest from 6-11-76		288.00
Plus \$6.00 penalty to the State of Illinois		
Writ (Pd. 7-29-76)		10.00
Pro Bd (Complaint) Pd. 6-23-76		14.50
Tax (Pd. 6-23-76)		.50
Judgment Fee (Pd. 7-29-76)		6.00
Shenert V. (Pd. 6-30-76)		20.95
Scott		3.00
Shenert Vending		
Loch & Levy	7.50	
Sale	3.00	
Advertising	3.00	
Boundage		
Posting Bills	5.00	
Tax 1975 - Tax Claim Bureau		253.06
Tax 1976 - Greenwood Township Tax Collector		468.56
The Morning News (advertising)		
Burns Enterprise (advertising)		
Hennings Co (Sale Bills)		18.00
Anthony's Station (Decd. 3.00 - List of items 5.50)		8.50
Receipts & Books		
Desk	8.00	
Seals	1.50	
affidavit	1.00	
State Stamp		
Realty Transfer Tax		

Assessed Value	360 Land	Real Market Value Land	1080
	5590 House	House	16760
	5950 Total	Total	17840

State of Pennsylvania }
County of Columbia } ss.

MARVIN T. BOWER

I, ~~Frank P. Scheuren~~ Recorder of Deeds, &c. in and for said County, do hereby certify that I have carefully examined the Indices of mortgages on file in this office against

Frank P. Scheuren

and find as follows:

Mortgages:

Virginia Sawyers
Mtg. Bk. 159/154
Dated 10/8/71
Recorded 10/8/71
\$3,000.00

First Valley Bank
Mtg. Bk. 165/587
Dated 4/11/73
Recorded 4/11/73
\$32,000.00

Dana Baer al
Mtg. Bk. 167/205
Dated 7/13/73
Recorded 7/19/73
\$7,500.00

Fee ..\$1.50....



In testimony whereof I have set my hand and seal of office this 20th day of August A.D., 1976

Marvin T. Bower RECORDER
Mary A. Heck, Dep.

FIRST VALLEY BANK,	:	IN THE COURT OF COMMON PLEAS OF
	:	COLUMBIA COUNTY
Plaintiff	:	
vs.	:	Civil Action -- Law
	:	In Mortgage Foreclosure
FRANK P. SCHEUREN,	:	
	:	JUDGMENT NO. 1044 of 1976
Defendant	:	EXECUTION NO. 73 of 1976

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: FRANK P. SCHEUREN
R. D. #1
Orangeville, Pennsylvania,

Defendant herein and the owner of the real estate hereinafter described:

NOTICE IS HEREBY GIVEN in accordance with Pennsylvania Rule of Civil Procedure No. 3129(b)(2) that by virtue of Writ of Execution No. 43 of 1976 issued out of the Court of Common Pleas of Columbia County, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry, to the highest and best bidder, for cash, at the Sheriff's Office, Court House, in the City of Bloomsburg, Columbia County, Pennsylvania on Friday, September 17, 1976, at 1:00 o'clock P.m., E. D. S. T. in the ~~forenoon~~ ^{afternoon} of the said day, all the right, title and interest of the Defendant in and to:

TRACT NO. 1:

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

BEGINNING at an iron pin in line of land of Milton G. McGreevy and twenty (20) feet westerly of the center line of State Highway leading from Rohrsburg to Benton;

THENCE by the westerly line of said State Highway, South four degrees forty minutes West (S. 4° 40' W.) one hundred fifty-eight (158) feet to an iron pin in line of other lands of the Grantors herein;

THENCE South eighty-six degrees fifteen minutes West (S. 86° 15' W.) three hundred thirty-three (333) feet to an iron pin in line of lands of the same;

THENCE North one degree thirty-five minutes West (N. 1° 35' W.) one hundred sixty-five (165) feet to an iron pin in line of lands of said McGreevy;

THENCE North eighty-nine degrees fifteen minutes East (N. 89° 15' E.) three hundred forty-six (346) feet to an iron pin, the place of beginning.

CONTAINING one and twenty-eight one hundredths (1.28) acres, be the same more or less.

TRACT NO. 2:

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

BEGINNING at an iron pin in line of land of the Grantee herein;

THENCE along said land of said Grantee South no degrees fifteen minutes West (S. 0° 15' W.) one hundred sixty-five and five tenths (165.5) feet to an iron pin;

THENCE along land of said Grantor, South eighty-seven degrees forty-five minutes West (S. 87° 45' W.) a distance of one hundred ninety-four (194) feet to the center of run;

(180) THENCE along the center of said run a distance of one hundred eighty feet more or less;

THENCE along land of Milton G. McGreevy, North eighty-eight degrees thirty minutes East (N. 88° 30' E.) a distance of two hundred sixty-one (261) feet to an iron pin, the place of beginning.

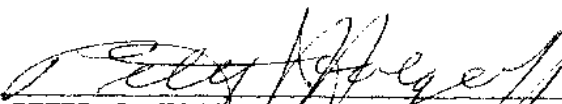
CONTAINING eighty-seven one hundredths (.87) acres, being the same more or less.

BEING the same premises conveyed to the Mortgagor herein by Deed of Virginia Sawyers, Widow, dated the 8th day of October, 1971 and recorded in the Office of the Recorder of Deeds of Columbia County on October 8, 1971 in Deed Book 253 at page 528.

IMPROVED with a one (1) story single-family dwelling house known as R. D. #1, Orangeville, Columbia County, Pennsylvania.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will, on Tuesday, October 19, 1976 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 VALLEY BANK, against FRANK P. SCHEUREN, and will be sold by Victor B. Wandling, Sheriff of Columbia County.


PETER J. HOEGEN, JR., ESQUIRE
930 United Penn Bank Building
Wilkes-Barre, Pennsylvania 18701

(717) 824-5711

SHERIFF'S SALE

~~XXXXXXXXXXXXXXXXXXXX~~

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Columbia County, 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, SEPTEMBER 17, 1976
at 2:00 o'clock P.M.

TRACT NO. 1:

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

BEGINNING at an iron pin in line of land of Milton G. McGreevy and twenty (20) feet westerly of the center line of State Highway leading from Rohrsburg to Benton;

THENCE by the westerly line of said State Highway, South four degrees forty minutes West (S. 4° 40' W.) one hundred fifty-eight (158) feet to an iron pin in line of other lands of the Grantors herein;

THENCE South eighty-six degrees fifteen minutes West (S. 86° 15' W.) three hundred thirty-three (333) feet to an iron pin in line of lands of the same;

THENCE North one degree thirty-five minutes West (N. 1° 35' W.) one hundred sixty-five (165) feet to an iron pin in line of lands of said McGreevy;

THENCE North eighty-nine degrees fifteen minutes East (N. 89° 15' E.) three hundred forty-six (346) feet to an iron pin, the place of beginning.

CONTAINING one and twenty-eight one hundredths (1.28) acres, be the same more or less.

TRACT NO. 2:

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

BEGINNING at an iron pin in line of land of the Grantee herein;

THENCE along said land of said Grantee South no degrees fifteen minutes West (S. 0° 15' W.) one hundred sixty-five and five tenths (165.5) feet to an iron pin;

THENCE along land of said Grantor, South eighty-seven degrees thirty-five minutes West (S. 87° 45' W.) a distance of one hundred ninety-four (194) feet to the center of run;

THENCE along the center of said run a distance of one hundred eighty (180) feet, more or less;

THENCE along land of Milton G. McGreevy, North eighty-eight degrees thirty minutes East (N. 88° 30' E.) a distance of two hundred sixty-one (261) feet to an iron pin, the place of beginning.

CONTAINING eighty-seven one hundredths (.87) acres, being the same more or less.

BEING the same premises conveyed to the Mortgagor herein by Deed of Virginia Sawyers, Widow, dated the 8th day of October, 1971 and recorded in the Office of the Recorder of Deeds of Columbia County on October 8, 1971 in Deed Book 253 at page 528.

IMPROVED with a one (1) story single-family dwelling house known as R. D. #1, Orangeville, Columbia, County, Pennsylvania.

Taken into execution, etc., at the suit of the First Valley Bank vs. Frank P. Scheuren and to be sold as the property of Frank P. Scheuren.

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

Peter J. Hoegen, Jr., Attorney.

VICTOR B. VANDLING, SHERIFF.

The Morning Press : Legal Advertisement, Fridays, August 13, 20 and 27, 1976.

Berwick Enterprise: Legal Advertisement, Fridays, August 13, 20 and 27, 1976.

The Henrie Printing Co: Print Sale Bills.

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

FIRST VALLEY BANK,
Plaintiff

vs.

FRANK P. SCHEUREN,
Defendant

IN THE COURT OF COMMON PLEAS OF
~~LUZERNE~~ COUNTY, PENNSYLVANIA
COLUMBIA

No. 1044 of _____ Term 19 76 J.D.

No. 43 of 1976. Term 19 76 E.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

COLUMBIA
County of ~~LUZERNE~~

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 Sheriff's Sale description attached.

Amount Due	\$ <u>38,532.40</u>
Interest from June 11, 1976	\$ <u>288.00</u> plus \$6.00 per day to the day of Sheriff's Sale
TOTAL	\$ <u> </u> Plus costs

as endorsed.

Dated July 29, 1976.

(SEAL)

FREDERICK J. PETERSON
Prothonotary, Court of Common Pleas of
~~Luzerne~~ County, Pennsylvania
Columbia

By: Barbara N. Slawick
Deputy

LAW OFFICES
FAHEY & CASPER
930 UNITED PENN BANK BUILDING
WILKES-BARRE, PA. 18701

824-5711
AREA CODE 717

WILLIAM J. FAHEY
CHARLES L. CASPER (1906-1975)
THEODORE L. KROHN
C. STEPHEN GURDIN, JR.
PETER J. HOEGEN, JR.
JAMES R. ANZALONE

July 29, 1976

Sheriff of Columbia County
Columbia County Courthouse
Bloomsburg, Pennsylvania

Re: First Valley Bank vs.
Frank P. Scheuren
Judgment No. 1044 of 1976
Execution No. of 1976

Dear Sir:

Please be advised that the last known address listed in my Affidavit is R. D. #1, Orangeville, Pennsylvania. Nevertheless, the Defendant, Frank P. Scheuren, is not now at that address and his current whereabouts are unknown. I therefore request that the Notice of Sheriff's Sale of Real Estate be served upon Frank P. Scheuren by registered mail, return receipt requested as provided in Rule 3129(b)(2)(b).

Very truly yours,


PETER J. HOEGEN, JR.

PJH/pka

[Handwritten notes and signatures, including "1696" and "1730 3 5 - 1976"]

W. A. (Pd 7-29-76)	10.00
Ins. (Compl. Pd 6-23-76)	14.50
Tax (Pd 6-23-76)	5.00
Judgment Fee (Pd 7-29-76)	6.00
Shelf Handling (Pd 6-30-76)	20.95

Shelf Handling	
Booklet & Lamp	7.50
Sales	3.00
Advertising	3.00
Booklet	5.00

Tax	1975 - Tax (Comm. Bureau)	253.06
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Tax	1976 - General Township Tax Collector	468.56
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The Morning Press (Advertising)	79.80
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Bonds Interest	79.80
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North Station Real Est. Co. (Sub. Bills)	18.00
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North Station Real Est. Co. (Tiffans 550)	8.50
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Right to Redeem - Base

Food	3.00
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Land	1.50
------	------

Food	1.00
------	------

Ball Stamp

Right to Redeem

Sheriff's Sale
The First National Bank
Francis E. Schaubert

No. 1044 of 1976

J.D.

No. 43 of 1976

E.D.

Friday, September 17, 1976
at 2:00 o'clock P.M.

Claim		38,532.40
Interest from 6-11-76		288.00
Plus 6.00 penalty to the date of Sheriff Sale		
Writ (Pd 7-29-76)		10.00
Pro Bd (Complaint) Pd. 6-23-76		14.50
Tax (Pd 6-23-76)		.50
Judgment Fee (Pd 7-29-76)		6.00
Sheriff V (Pd 6-30-76)		20.95
Sheriff		3.00
Sheriff Vending -		
Docket & Levy	7.50	
Sale	3.00	
Advertising	3.00	
Roundup	18.73	
Posting Bills	5.00	
Taxes		
1975 - Tax Claim Bureau		253.06
1976 - Greenwood Township Tax Collector		468.56
The Morning News (advertising)		79.80
Barnes Enterprise (advertising)		79.80
Home Printing Co. (Sales Bills)		18.00
Requests Received		8.50
Feed	8.00	
Levy	1.50	
Affidavit	1.00	
State Stamps	130.00	
Realty Transfer	130.00	

Taxes
Taxes

57.50
12.75
77.50
130.00

Assessed Value $\frac{360 \text{ Land} + 5590 \text{ House}}{5950 \text{ Total}}$

Real Market Value $\frac{\text{Land } 1050 + \text{House } 16760}{\text{Total } 17810}$

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 19th day of September 1976, 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

First Valley Bank, One Bethlehem Plaza, Bethlehem, Pennsylvania
for the price or sum of Nine Hundred Thirty-Six and 72/100 Dollars
\$936.72 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

<u>Claim</u>		<u>38,532.40</u>
<u>Interest from 6-11-76</u>		<u>288.00</u>
<u>Plus \$6.00 per day to the date of Sheriffs Sale</u>		
<u>Writ (Pd. 7-29-76)</u>		<u>10.00</u>
<u>Pro. Pd. (Complaint) Pd. 6-23-76</u>		<u>14.50</u>
<u>Tax (Pd. 6-23-76)</u>		<u>.50</u>
<u>Judgement Fee (Pd. 7-29-76)</u>		<u>6.00</u>
<u>Sheriff V. (Pd. 6-30-76)</u>		<u>20.95</u>
<u>Sheriff Vandling</u>		<u>37.23</u>
<u>Docket & Levy</u>	<u>7.50</u>	
<u>Sale</u>	<u>3.00</u>	
<u>Advertising</u>	<u>3.00</u>	
<u>Poundage</u>	<u>18.73</u>	
<u>Posting Bills</u>	<u>5.00</u>	
<u>1975 Taxes - Tax Claim Bureau</u>		<u>253.06</u>
<u>1976 Taxes - Greenwood Township Tax Collector</u>		<u>468.56</u>
<u>The Morning Press (Advertising)</u>		<u>79.80</u>
<u>Berwick Enterprise (Advertising)</u>		<u>79.80</u>
<u>Henrie Printing Company (Sale Bills)</u>		<u>18.00</u>
<u>Prothonotary Peterson</u>		<u>8.50</u>
<u>Deed</u>	<u>3.00</u>	
<u>List of Liens</u>	<u>5.50</u>	
<u>Register and Recorder Bower</u>		<u>270.50</u>
<u>Deed</u>	<u>8.00</u>	
<u>Search</u>	<u>1.50</u>	
<u>Affidavit</u>	<u>1.00</u>	
<u>State Stamps</u>	<u>130.00</u>	
<u>Realty Transfer</u>	<u>130.00</u>	

Sheriff's Office, Bloomsburg, Pa. }
October 19, 1976 }

So answers

Sheriff

STATE OF PENNSYLVANIA)
COUNTY OF COLUMBIA) SS:

August 11, 1976, I hereby certify and return that I sent a true and attested copy of the within Notice of Sheriff's Sale of Real Estate to Defendant's last known address R. D. 1, Orangeville, Pennsylvania, by Certified Mail, No. 644003.

Sworn and subscribed to before me

this 12th day of August 1976.

Woodrow G. Brewington
Prothonotary

So Answers:

Woodrow G. Brewington
Woodrow G. Brewington
Deputy Sheriff

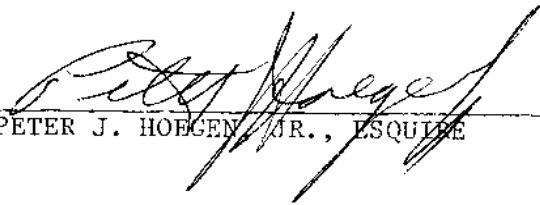
For: Victor B. Vandling
Victor B. Vandling
Sheriff.

FIRST VALLEY BANK,	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff	:	
vs.	:	Civil Action -- Law
	:	
FRANK P. SCHEUREN,	:	In Mortgage Foreclosure
	:	
Defendant	:	NO. 1044 of 1976

AFFIDAVIT OF RESIDENCE

COMMONWEALTH OF PENNSYLVANIA)
) SS.:
 COUNTY OF LUZERNE)

PETER J. HOEGEN, JR., ESQUIRE, being duly sworn according to law, deposes and says that the precise residence of FIRST VALLEY BANK, the above-captioned Plaintiff, is One Bethlehem Plaza, Bethlehem, Northampton County, Pennsylvania, and the last known address of FRANK P. SCHEUREN, the above-captioned Defendant, is R. D. #1, Orangeville, Columbia County, Pennsylvania.



 PETER J. HOEGEN, JR., ESQUIRE

Sworn to and subscribed
 before me this 29th
 day of July, 1976.

15/

 NOTARY PUBLIC

A true and correct copy certified
 from the records this 29th day of
July, 1976.

Barbara N. Sawyer deputy

 Notary Public