

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the southeasterly corner of Green and Ida Streets; THENCE along Ida Street in a southerly direction 100 feet; THENCE in an easterly direction parallel with Green Street, 50 feet; THENCE in a northerly direction parallel with the first course herein, 100 feet to Green Street; THENCE along same in a westerly direction 50 feet to the place of beginning.

UNDER AND SUBJECT to the same reservations, covenants, restrictions, conditions, exceptions and easements as appear in the chain of title.

BEING the same premises conveyed to William J. Wolford and Beverly J. Milisavic, by Deed of Steven H. Sorce and Julia S. Sorce, his wife, dated the 30th day of June 1982, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 307 at page 210.

PREMISES improved with a Single family one and one-half story detached dwelling more commonly known as 622 Green Street, Borough of Berwick, County of Columbia and State of Pennsylvania.

TOGETHER with all buildings and improvements thereon.

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE,	:	
	:	OF COLUMBIA COUNTY
PLAINTIFF	:	
VS.	:	CIVIL ACTION-LAW
	:	
WILLIAM J. WOLFORD a/k/a BILL	:	
WOLFORD and BEVERLY J. MILISAVIC,	:	IN MORTGAGE FORECLOSURE
	:	
DEFENDANTS	:	NO. 294 OF 1985

WRIT OF EXECUTION  
NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

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

Fred Trump, Court Administrator  
Columbia County Courthouse  
Bloomsburg, Pennsylvania 17815  
(717) 784-1991 EXT: 267

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

FRANKLIN FIRST FEDERAL SAVINGS AND  
LOAN ASSOCIATION OF WILKES-BARRE,

IN THE COURT OF COMMON PLEAS OF  
COLUMBIA COUNTY, PENNSYLVANIA

vs.

NO. 294 Term 1985J.D.

WILLIAM J. WOLFORD a/k/a BILL

NO. 68 Term 1986E.D.

WOLFORD and BEVERLY J. MILISAVIC,

WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

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

PLEASE SEE SHERIFF'S SALE DESCRIPTION ATTACHED HERETO-EXHIBIT "A"

\*\*Plus a per diem charge at the rate of \$8.09 from September 12, 1986, through to the date of any Sheriff's Sale pursuant to the Judgment demanded herewith, together with all costs of suit and any money hereinafter expended by the Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs, and any and all other expenses hereafter made by Plaintiff.

MAP NO.  
SEQUENCE NO.  
PLATE NO.

Amount Due	\$24,732.86	
Attorney's Commission	\$ 2,473.29	
Interest to 9/12/86	<u>\$ 6,771.58</u>	
TOTAL	\$33,977.73	Plus costs **

as endorsed.

Prothonotary, Court of Common  
Pleas of Columbia County, Pa.

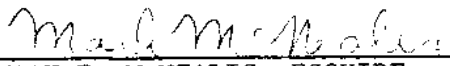
Dated 10-6-86

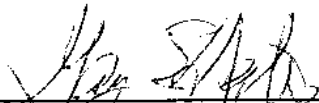
(SEAL)

BY: Aileen K. Lewis  
Deputy



terms of the subject Mortgage; and for foreclosure and sale of the Mortgaged Property.

  
\_\_\_\_\_  
MARK P. McNEALIS, ESQUIRE  
ROSENN, JENKINS & GREENWALD

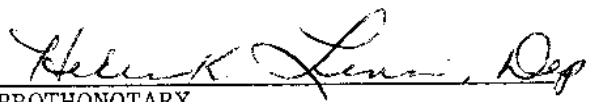
  
\_\_\_\_\_  
DALE A. DERR, ESQUIRE  
DERR, PURSEL & LUSCHAS

*Copy to Plaintiff*

Attorneys for Plaintiff

DATED:

AND NOW, *Oct. 6*, 1986, Judgment is entered in favor of the Plaintiff and against the Defendants, and damages are assessed in the amount of THIRTY-THREE THOUSAND NINE HUNDRED SEVENTY-SEVEN and 73/100 (\$33,977.73) DOLLARS, plus a per diem charge at the rate of EIGHT and 09/100 (\$8.09) DOLLARS, from September 12, 1986, as aforesaid.

  
\_\_\_\_\_  
PROTHONOTARY

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE,	:	
	:	OF COLUMBIA COUNTY
PLAINTIFF	:	
-VS.	:	CIVIL ACTION-LAW
	:	
WILLIAM J. WOLFORD a/k/a BILL	:	
WOLFORD and BEVERLY J. MILISAVIC,	:	IN MORTGAGE FORECLOSURE
	:	
DEFENDANTS	:	NO. 294 OF 1985

AFFIDAVIT OF DEFAULT

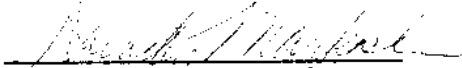
EUGENE S. HORANZY, being duly sworn according to law, deposes and says that he is the Vice-President of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, the above-captioned Plaintiff; that as such, he is authorized to make this Affidavit and is familiar with the facts herein contained; that on \_\_\_\_\_, 1986, a Judgment will be entered in favor of the Plaintiff and against the Defendants for failure by the Defendants to file an Answer to Plaintiff's Complaint within twenty (20) days from service thereof, in the amount of THIRTY-THREE THOUSAND NINE HUNDRED SEVENTY-SEVEN and 73/100 (\$33,977.73) DOLLARS, including principal, interest and attorney's commission, plus a per diem charge at the rate of EIGHT and 09/100 (\$8.09) DOLLARS from September 12, 1986, the Praeceptum and Entry of Judgment filed to captioned number being by reference thereto, incorporated herein and made a part hereof;

That the aforesaid Judgment has not been satisfied and therefore, as of the date hereof, there is due and owing to the captioned Plaintiff, the sum of THIRTY-THREE THOUSAND NINE HUNDRED SEVENTY-SEVEN and 73/100 (\$33,977.73) DOLLARS, including principal, interest and attorney's commission, plus a per diem charge at the rate of EIGHT and 09/100 (\$8.09) DOLLARS, from September 12, 1986, through to the date

of any Sheriff's Sale pursuant to the within Judgment, together with all costs of suit and any monies hereinafter expended by the Plaintiff in payment of taxes, sewer and water rents, claims or charges for insurance or repairs.

  
EUGENE S. HORANZY

SWORN to and subscribed  
before me this <sup>5<sup>th</sup></sup> day  
of September, 1986.

  
NOTARY PUBLIC

NOTARY PUBLIC  
Wilkes-Barre, Luzerne County, Pa.  
My Commission Expires August 15, 1989

FRANKLIN FIRST FEDERAL SAVINGS AND : IN THE COURT OF COMMON PLEAS  
 LOAN ASSOCIATION OF WILKES-BARRE, :  
 : OF COLUMBIA COUNTY  
 PLAINTIFF :  
 VS. : CIVIL ACTION-LAW  
 :  
 WILLIAM J. WOLFORD a/k/a BILL :  
 WOLFORD and BEVERLY J. MILISAVIC, : IN MORTGAGE FORECLOSURE  
 :  
 DEFENDANTS : NO. 294 OF 1985

AFFIDAVIT OF NON-MILITARY SERVICE  
 AND CERTIFICATION OF LAST KNOWN  
 ADDRESS OF DEFENDANT AND PLAINTIFF


\*\*\*\*\*

COMMONWEALTH OF PENNSYLVANIA :  
 : SS:  
 COUNTY OF LUZERNE :

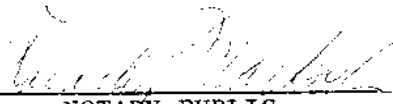
EUGENE S. HORANZY, being duly sworn according to law, does depose and say that he did, upon request of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, investigate the status of WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY J. MILISAVIC, the above-captioned Defendants, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers that they are not now, nor were they within a period of three 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; and that the last known address of said Defendant, WILLIAM J. WOLFORD a/k/a BILL WOLFORD, is 725 West Front Street, Berwick, Columbia County, Pennsylvania; the last known address of said Defendant, BEVERLY J. MILISAVIC, is 851 Poplar Street, Bloomsburg, Columbia County, Pennsylvania; and



the address of the above Plaintiff is 44 West Market Street, Wilkes-Barre, Luzerne County, Pennsylvania.

  
EUGENE S. HORANZY, Vice-President  
Franklin First Federal Savings and  
Loan Association of Wilkes-Barre

SWORN to and subscribed  
before me this 15<sup>th</sup> day  
of September, 1986.

  
NOTARY PUBLIC  
NOTARY PUBLIC  
Wilkes-Barre, Luzerne County, Pa.  
My Commission Expires August 15, 1989

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE,	:	
	:	OF COLUMBIA COUNTY
PLAINTIFF	:	
-VS.	:	CIVIL ACTION-LAW
	:	
WILLIAM J. WOLFORD a/k/a BILL	:	
WOLFORD and BEVERLY J. MILISAVIC,	:	IN MORTGAGE FORECLOSURE
	:	
DEFENDANTS	:	NO. 294 OF 1985

NOTICE OF ENTRY OF JUDGMENT

TO: WILLIAM J. WOLFORD  
725 West Front Street  
Berwick, Pennsylvania

PLEASE TAKE NOTICE that on the \_\_\_\_\_ day of \_\_\_\_\_, 1986,  
FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE,  
the above-named Plaintiff, caused the entry of a Judgment upon Default  
to be filed against you in the above-named Court and to the above-  
captioned term and number, in the principal sum including interest of  
THIRTY-ONE THOUSAND FIVE HUNDRED FOUR and 44/100 (\$31,504.44) DOLLARS,  
plus an attorney's commission of Ten (10%) percent in the amount of  
TWO THOUSAND FOUR HUNDRED SEVENTY THREE and 29/100 (\$2,473.29)  
DOLLARS, for a total judgment of THIRTY-THREE THOUSAND NINE HUNDRED  
SEVENTY-SEVEN and 73/100 (\$33,977.73) DOLLARS, plus a per diem charge  
at the rate of EIGHT and 09/100 (\$8.09) DOLLARS from September 12,  
1986.

PROTHONOTARY OF COLUMBIA COUNTY

BY: \_\_\_\_\_

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE,	:	
	:	OF COLUMBIA COUNTY
PLAINTIFF	:	
-VS.	:	CIVIL ACTION-LAW
	:	
WILLIAM J. WOLFORD a/k/a BILL	:	
WOLFORD and BEVERLY J. MILISAVIC,	:	IN MORTGAGE FORECLOSURE
	:	
DEFENDANTS	:	NO. 294 OF 1985

NOTICE OF ENTRY OF JUDGMENT

TO: BEVERLY J. MILISAVIC  
851 Poplar Street  
Bloomsburg, Pennsylvania

PLEASE TAKE NOTICE that on the \_\_\_\_\_ day of \_\_\_\_\_, 1986,  
FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE,  
the above-named Plaintiff, caused the entry of a Judgment upon Default  
to be filed against you in the above-named Court and to the above-  
captioned term and number, in the principal sum including interest of  
THIRTY-ONE THOUSAND FIVE HUNDRED FOUR and 44/100 (\$31,504.44) DOLLARS,  
plus an attorney's commission of Ten (10%) percent in the amount of  
TWO THOUSAND FOUR HUNDRED SEVENTY THREE and 29/100 (\$2,473.29)  
DOLLARS, for a total judgment of THIRTY-THREE THOUSAND NINE HUNDRED  
SEVENTY-SEVEN and 73/100 (\$33,977.73) DOLLARS, plus a per diem charge  
at the rate of EIGHT and 09/100 (\$8.09) DOLLARS from September 12,  
1986.

PROTHONOTARY OF COLUMBIA COUNTY

BY: \_\_\_\_\_

FRANKLIN FIRST FEDERAL SAVINGS AND	:	IN THE COURT OF COMMON PLEAS
LOAN ASSOCIATION OF WILKES-BARRE,	:	
	:	OF COLUMBIA COUNTY
PLAINTIFF	:	
-VS.	:	CIVIL ACTION-LAW
	:	
WILLIAM J. WOLFORD a/k/a BILL	:	
WOLFORD and BEVERLY J. MILISAVIC,	:	IN MORTGAGE FORECLOSURE
	:	
DEFENDANTS	:	NO. 294 OF 1985

NOTICE OF SHERIFF'S SALE  
OF  
REAL ESTATE

TO: WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY J. MILISAVIC, Defendants herein and owners of the Real Estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned Writ of Execution issued under the above-captioned Judgment, directed to the Sheriff of Columbia County, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Sheriff's Office, Courthouse, in the Town of Bloomsburg, County of Columbia, and State of Pennsylvania, on \_\_\_\_\_, \_\_\_\_\_, 1986, at \_\_\_\_\_ a.m., Eastern time, in the forenoon of the said day, all your right, title and interest in and to ALL that certain piece or parcel of land situate in 622 Green Street, Berwick, County of Columbia, and State of Pennsylvania, the same more particularly described in Exhibit "A", attached hereto and incorporated herein.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days thereafter 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 this schedule unless exceptions are filed thereto within ten (10) days thereafter.

ROSENN, JENKINS & GREENWALD

BY: Mark McNealis  
MARK P. McNEALIS, ESQUIRE  
15 South Franklin Street  
Wilkes-Barre, PA 18711

DERR, PURSEL & LUSCHAS

BY: Mr. E. Derr  
DALE A. DERR, ESQUIRE  
238 Market Street  
P.O. Box 539  
Bloomsburg, PA 17815

*Copy 2 McNealis*

Attorneys for Plaintiff

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No.            of 1986, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Sheriff's Office, Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, at            o'clock a.m., in the forenoon of the said day, all the right, title and interest of the defendants in and to:

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the southeasterly corner of Green and Ida Streets; THENCE along Ida Street in a southerly direction 100 feet; THENCE in an easterly direction parallel with Green Street, 50 feet; THENCE in a northerly direction parallel with the first course herein, 100 feet to Green Street; THENCE along same in a westerly direction 50 feet to the place of beginning.

UNDER AND SUBJECT to the same reservations, covenants, restrictions, conditions, exceptions and easements as appear in the chain of title.

BEING the same premises conveyed to William J. Wolford and Beverly J. Milisavic, by Deed of Steven H. Sorce and Julia S. Sorce, his wife, dated the 30th day of June 1982, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 307 at page 210.

PREMISES improved with a Single family one and one-half story detached dwelling more commonly known as 622 Green Street, Borough of Berwick, County of Columbia and State of Pennsylvania.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office where the same will be avail-

EXHIBIT "A"

able 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 into execution at the suit of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, against WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY MILISAVIC, and will be sold by:

SHERIFF OF COLUMBIA COUNTY

ROSENN, JENKINS & GREENWALD  
Attorneys

EXHIBIT "A"

SHERIFF'S SALE DESCRIPTION

By virtue of a Writ of Execution No.            of 1986, issued out of the Court of Common Pleas of Columbia County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash in the Sheriff's Office, Courthouse, in the Town of Bloomsburg, Columbia County, Pennsylvania, at            o'clock a.m., in the forenoon of the said day, all the right, title and interest of the defendants in and to:

ALL THAT CERTAIN piece or parcel of land lying and being situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the southeasterly corner of Green and Ida Streets; THENCE along Ida Street in a southerly direction 100 feet; THENCE in an easterly direction parallel with Green Street, 50 feet; THENCE in a northerly direction parallel with the first course herein, 100 feet to Green Street; THENCE along same in a westerly direction 50 feet to the place of beginning.

UNDER AND SUBJECT to the same reservations, covenants, restrictions, conditions, exceptions and easements as appear in the chain of title.

BEING the same premises conveyed to William J. Wolford and Beverly J. Milisavic, by Deed of Steven H. Sorce and Julia S. Sorce, his wife, dated the 30th day of June 1982, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 307 at page 210.

PREMISES improved with a Single family one and one-half story detached dwelling more commonly known as 622 Green Street, Borough of Berwick, County of Columbia and State of Pennsylvania.

TOGETHER with all buildings and improvements thereon.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will within thirty (30) days thereafter file a schedule of distribution in his office where the same will be avail-

EXHIBIT "A"    6-1-86



able 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 into execution at the suit of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, against WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY MILISAVIC, and will be sold by:

SHERIFF OF COLUMBIA COUNTY

ROSENN, JENKINS & GREENWALD  
Attorneys

EXHIBIT "A" 0-1 [unclear]

FRANKLIN FIRST FEDERAL SAVINGS AND : IN THE COURT OF COMMON PLEAS  
 LOAN ASSOCIATION OF WILKES-BARRE, :  
 : OF COLUMBIA COUNTY  
 PLAINTIFF :  
 .VS. : CIVIL ACTION-LAW  
 :  
 WILLIAM J. WOLFORD a/k/a BILL :  
 WOLFORD and BEVERLY J. MILISAVIC, : IN MORTGAGE FORECLOSURE  
 :  
 DEFENDANTS : NO. 294 OF 1985


AFFIDAVIT OF NON-MILITARY SERVICE  
 AND CERTIFICATION OF LAST KNOWN  
 ADDRESS OF DEFENDANT AND PLAINTIFF

\*\*\*\*\*

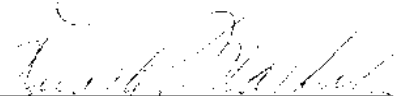
COMMONWEALTH OF PENNSYLVANIA :  
 : SS:  
 COUNTY OF LUZERNE :

EUGENE S. HORANZY, being duly sworn according to law, does depose and say that he did, upon request of FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE, investigate the status of WILLIAM J. WOLFORD a/k/a BILL WOLFORD and BEVERLY J. MILISAVIC, the above-captioned Defendants, with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that he made such investigation personally and has been informed and your affiant avers that they are not now, nor were they within a period of three 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; and that the last known address of said Defendant, WILLIAM J. WOLFORD a/k/a BILL WOLFORD, is 725 West Front Street, Berwick, Columbia County, Pennsylvania; the last known address of said Defendant, BEVERLY J. MILISAVIC, is 851 Poplar Street, Bloomsburg, Columbia County, Pennsylvania; and

the address of the above Plaintiff is 44 West Market Street, Wilkes-Barre, Luzerne County, Pennsylvania.

  
EUGENE S. HORANZY, Vice-President  
Franklin First Federal Savings and  
Loan Association of Wilkes-Barre

SWORN to and subscribed  
before me this 15<sup>th</sup> day  
of September, 1986.

  
NOTARY PUBLIC  
NOTARY PUBLIC  
Wilkes-Barre, Luzerne County, Pa.  
My Commission Expires August 15, 1989

10-11-86  
10-11-86  
10-11-86  
10-11-86  
10-11-86

FRANKLIN FIRST FEDERAL SAVINGS AND : IN THE COURT OF COMMON PLEAS  
 LOAN ASSOCIATION OF WILKES-BARRE, :  
 : OF COLUMBIA COUNTY  
 PLAINTIFF :  
 -VS. : CIVIL ACTION-LAW  
 :  
 WILLIAM J. WOLFORD a/k/a BILL :  
 WOLFORD and BEVERLY J. MILISAVIC, : IN MORTGAGE FORECLOSURE  
 :  
 DEFENDANTS : NO. 294 OF 1985

WRIT OF EXECUTION  
NOTICE

This paper is a Writ of Execution. It has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

The law provides that you may have the right to prevent or delay the Sheriff's Sale by filing, before this sale, a petition with the Court to open or strike the judgment against you or to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within twenty (20) days after service of the Complaint for Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right you would have to file a petition with the Court to strike the judgment.

In addition you may have the right to petition to set aside the sale for: (1) grossly inadequate price; (2) lack of competitive bidding by agreement; (3) irregularities in sale; or (4) fraud. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property.

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

Fred Trump, Court Administrator  
 Columbia County Courthouse  
 Bloomsburg, Pennsylvania 17815  
 (717) 784-1991 EXT: 267

ROSENN, JENKINS AND GREENWALD  
 ATTORNEYS-AT-LAW  
 507 SOUTH FRANKLIN STREET  
 WILKES-BARRE, PA.

DATE	INVOICE	AMOUNT

21923

PAY

DOLLARS

CHECK NO.	TO THE ORDER OF	DATE	FILE NUMBER	CODE	CHECK AMOUNT
21923	<i>Shawlof Educational Center</i>	8-17-87	26155	601	10.00

MERCHANTS BANK NORTH  
 WILKES-BARRE, PA. 18711

ROSENN, JENKINS AND GREENWALD  
*[Signature]*

VOID AFTER 90 DAYS

⑆021923⑆ ⑆031300546⑆ 107⑈548⑈5⑆

OFFICE OF  
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA. 17815

PHONE:  
717-784-1991

SHERIFF'S SALE REAL ESTATE OUTLINE

	<u>DATE SENT</u>	<u>DATE REC.</u>
RECEIVE AND TIME STAMP		10-6-86
DOCKET AND INDEX		10-8-86
SET FILE UP		10-8-86
CHECK FOR PROPER INFO		
3 writs of exec.	ok	
3 copies of description	ok	
whereabouts of defendants	ok	
non-military affidavit	ok	
3 notices of sheriff's sale	ok	
check for \$500.00	ok	
watchman release form		
LIENS LIST		
TYPE PROPER INFORMATION ON DESCRIPTION		
SET SALE DATE AND ADV. DATES (POST ON CALENDER)		
SET POSTING DATE		
FILL IN EXECUTION NO'S ON PAPERS		
SET DISTRIBUTION DATES:		
file date within week of sale		
pay date after 10 days of filing		
TYPE UP CARDS FOR PAPERS TO BE SERVED		
PUT PAPERS TOGETHER WITH CARDS TO BE SERVED		
SERVE PAPERS		
notice of writ of execution		
notice of sheriff's sale		

OFFICE OF  
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA. 17815

PHONE:  
717-784-1991

	DATE SENT	DATE REC.
writ _____		
ONCE SERVED, DOCKET SERVICE _____		
SEND COPY OF SERVICE TO ATTY _____		
SEND DESCRIPTION TO PRINTER _____		
SEND NOTICE TO PRESS FOR PUBLICATION _____		
Adv. 3 weeks prior to sale, once a week Thursdays		
ONCE HANDBILLS ARE RECEIVED, SEND COPIES TO		
Recorder of Deeds _____		
Tax claim office _____		
Proth.-post on board _____		
Tax assessment office _____		
post in sheriff's office _____		
front of lobby _____		
atty. office _____		
send copy to defendant _____		
SEND NOTICES TO LOCAL TAX COLLECTORS (certified mail)		
WATER AUTH. (certified mail)		
SEWER (certified mail)		
SEND COPIES TO IRS OFFICE IN PHILA. (cert. mail, include copy of writ along with description) _____		
SEND COPIES TO PA. PERSONAL TAX AUTH. (cert. mail, include copy of writ along with description) _____		
IF CORP. SEND COPIES TO PA. SMALL BUSINESS ADM. (cert. mail, include copy of writ along with description) _____		

OFFICE OF  
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA. 17815

PHONE:  
717-784-1991

	DATE SENT	DATE RECEIVED
30 days BEFORE SALE POST PROPERTY		
send copy of posting to atty.		
PREPARE COST SHEET BEFORE SALE		
HOLD SALE		
PREPARE FINAL COSTS SHEET		
WITHIN FIVE DAYS OF SALE, POST DISTRIBUTION ALONG WITH AFFADAVIT ON BOARD		
WITHIN TEN DAYS OF FILING DIST., MAKE DISTRIBUTION		
PREPARE DEED AND TAX AFFIDAVIT FOR RECORDER		
SEND DEED TO PROPER ATTY.		
FILE FOLDER		



OFFICE OF  
JOHN R. ADLER



SHERIFF OF COLUMBIA COUNTY  
COURT HOUSE - P. O. BOX 380  
BLOOMSBURG, PA. 17815

PHONE:  
717-784-1991

FEBRYARY 13, 1987

DERR, PURSEL & LUSCHAS  
ATT: GARY E. NORTON, ESQ.  
238 MARKET STREET  
BLOOMSBURG, PA. 17815

Dear Gary;

Enclosed is a refund check for \$490.00 for balance remaining on the case of Franklin First Federal Savings and Loan Association of Wilkes-Barr vs William J. Wolford a/k/a Bill Wolford and Beveraly J. Milisavic. Pursuant to our conversation serveral weeks ago regarding this case we have yet to receive the information requested.

Pursuant to Rule 3120 service cannot be made at this time. If the plaintiff would like future action we would request the all the necessary information be enclosed with the action. If you have any questions please feel free to contact our office.

CSB  
Enc.

Thank You, Sincerely,

Connie Breech, Deputy Sheriff



**Franklin First Federal  
Savings and Loan Association**  
44 W. Market St., Wilkes-Barre, PA 18773

Escrow Account



98-902546115

Date SEP 12 1986

Amount

\$500.00

50-1042  
223

PAY

FRANKLIN  
FIRST 500dol's00cts

TO THE  
ORDER  
OF

Sheriff of Columbia County

DRAWER: FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

*Robert H. ...*

AUTHORIZED SIGNATURE

TO CITIBANK (NEW YORK STATE), N.A.

⑆022310422⑆ 8⑆409688 902546115

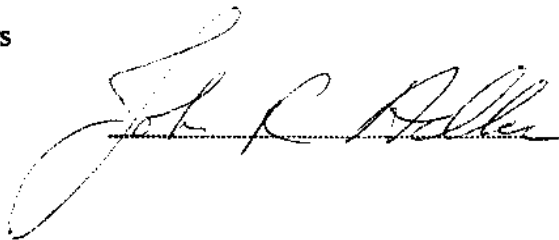
# To the Honorable, the Judges within named:

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 Thursday the 30th day of April 1987, at 10:00 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 FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WILKES-BARRE for the price or sum of One Thousand Six Hundred Fifty Eight Dollars and Forty One Cents (\$1658.41) includes \$32.52 Sheriff's Poundage Dollars

FRANKLIN FIRST FEDERAL SAVINGS AND LOAN ASSOC. OF WILKES-BARRE 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 SEE ATTACHED SHEET

Sheriff's Office, Bloomsburg, Pa. }

So answers



*John R. Allen*

Sheriff

# LIST OF LIENS

## VERSUS

William Wolford, a/k/a Bill Wolford

and Beverly J. Milisavic

Court of Common Pleas of Columbia County, Pennsylvania.

Valley Urologic Association, LTD.,  
a Partnership Association

versus

William Wolford

No. 715 of Term, 19 85  
Real Debt ||\$ 3,180.30  
Interest from 11/29/83 ||  
Commission ||  
Costs ||  
Judgment entered August 21, 1985  
Date of Lien  
Nature of Lien Default Judgment

Franklin First Federal Savings  
and Loan Association of Wilkes-Barre

versus

William J. Wolford a/k/a Bill  
Wolford and Beverly J. Milisavic

No. 294 of Term, 19 85  
Real Debt ||\$ 33,977.73  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered October 6, 1986  
Date of Lien  
Nature of Lien Default Judgment

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

versus

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