

LAW OFFICES OF  
HARDING AND ASSOCIATES  
38 WEST THIRD STREET  
BLOOMSBURG, PENNSYLVANIA 17815-1771

ELWOOD R. HARDING, JR.  
CHARLES L. YOST

TELEPHONE: (570) 784-6770  
EMAIL: HARDINGANDASSOCIATES.COM  
TELEFAX: (570) 784-6075

March 23, 1999

Harry A. Roadarmel, Sheriff  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

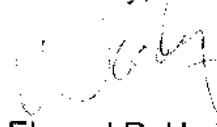
**RE: CCFNB vs. Young**  
**C.P. #: 1391 A.D. of 1998**  
**Execution #: 18 of 1999**  
**Our file #: 3043 CCFNB**

Dear Harry:

I have been advised by representatives of the Plaintiff that an amicable resolution between the parties to this action has been reached. In this connection, I have been instructed to stay the Execution proceedings and the Sheriff's sale scheduled for **Thursday, April 29, 1999, at 10:00 a.m.** in your office.

Kindly note that the Plaintiff has received \$ 860.84, from the Defendant to bring their account up to date. This information is provided for purposes of calculating your poundage fees. Thank you.

Sincerely,



Elwood R. Harding, Jr.

ERH/ctd

cc: Ed Wenner  
John & Wendy Young

RE NOTIFIED  
6900 25 MAR 99  
HAE

SHERIFF'S SALE REAL ESTATE  
FINAL COST SHEET

1000 VS 1000  
NO. \_\_\_\_\_ E.D. NO. \_\_\_\_\_ J.D.

DATE OF SALE: \_\_\_\_\_

BID PRICE ( INCLUDES COSTS )	\$	<u>( 860.84 )</u>
POUNDAGE 2% BID PRICE	\$	<u>17.22</u>
TRANSFER TAX 2% BID PRICE	\$	<u>-0-</u>
MISC. COSTS	\$	<u>287.42</u>
TOTAL NEEDED TO PURCHASE	\$	<u>204.64</u>

PURCHASER(S) : Robert L. Curran  
ADDRESS : \_\_\_\_\_  
NAME(S) ON DEED: \_\_\_\_\_  
PURCHASER(S) SIGNATURE(S) : \_\_\_\_\_

AMOUNT RECEIVED BY SHERIFF FROM PURCHASER(S) :

TOTAL DUE	\$	<u>304.64</u>
LESS DEPOSIT	\$	<u>900.-</u>
<del>RETURN</del> DOWN PAYMENT	\$	<u>895.36</u>
AMOUNT DUE IN EIGHT DAYS	\$	_____

REAL ESTATE  
SHERIFF'S SALE--COST SHEET

G.H.G. Power vs ...  
 NO. 18-20 E.D. NO. \_\_\_\_\_ J.D. DATE OF SALE 4-29-99 TIME OF SALE 1:00

DOCKET AND RETURN \$ 15.-  
 SERVICE PER DEFENDANT OR GARNISHEE 90.-  
 LEVY (PER PARCEL) 15.-  
 MAILING COSTS 18.72  
 ADVERTISING, SALE BILLS, & COPIES 19.50  
 ADVERTISING SALE (PLUS NEWSPAPER) \_\_\_\_\_  
 MILEAGE 16.-  
 POSTING HANDBILLS 15.-  
 CRYING?ADJOURN SALE (EACH SALE) 10.-  
 SHERIFF'S DEED \_\_\_\_\_  
 TRANSFER TAX FORM (L.P. 2.11) 5.-  
 DISTRIBUTION FORM \_\_\_\_\_  
 OTHER \_\_\_\_\_

TOTAL..... \$ 190.-

PRESS-ENTERPRISE INC \$ \_\_\_\_\_  
 SOLICITOR'S SERVICES \_\_\_\_\_

TOTAL..... \_\_\_\_\_

PROTHONOTARY (NOTARY) \$ \_\_\_\_\_  
 RECORDER OF DEEDS \_\_\_\_\_

OTHER \_\_\_\_\_

TOTAL..... \_\_\_\_\_

REAL ESTATE TAXES:

BOROUGH, TWP. & COUNTY TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
 SCHOOL DISTRICT TAXES, 19 \_\_\_\_\_ \$ \_\_\_\_\_  
 DELINQUENT TAXES, 19 \_\_\_\_\_, 19 \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL..... \_\_\_\_\_

MUNICIPAL FEES DUE:

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

TOTAL..... \_\_\_\_\_

SURCHARGE FEE: STATE TREASURER (TRAINING FEE)

TOTAL..... 11X 88.00

MISCELLANEOUS \$ \_\_\_\_\_  
 \$ \_\_\_\_\_

TOTAL..... \_\_\_\_\_

TOTAL COSTS (OPEN BID)..... 287.42

# SHERIFF'S SALE

THURSDAY APRIL 29, 1999 AT 1000 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 18 OF 1999 AND CIVIL WRIT NO. 1391 OF 1998 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 ground situate in the Village of Bendertown in the Township of Fishingcreek, in the County of Columbia, and State of Pennsylvania, and bounded and described as follows, to wit:

**BEGINNING** at the southwest side of George W. Rhinard's Lot; thence south fifteen degrees east seven and two tenth perches to a stone in Mill Road; thence south eighty nine degrees east eleven and seventy six hundreth perches to a point in stone wall; thence north nine degrees west six and ninety six hundreth perches to lot of said George W. Rhinard; thence north eighty nine degrees west fourteen and fifty six hundreth perches to a stone corner; the place of beginning, and whereon is erected a dwelling house and outbuildings.

THIS being the property of John A. and Wendy L. Young, R.R.2, Box 178, Orangeville, PA 17859.

**TERMS OF SALE:** Ten (10) percent cash or cashier's check of the bid or the amount of the opening bid (costs), whichever is higher, due at the time of Sale. Entire balance of the amount due in cash or cashier's check within eight (8) days after the Sale.

**ALL PARTIES IN INTEREST AND CLAIMANTS:** Will take notice that a Schedule of the Distribution will be filed within thirty (30) days after the Sale and the Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days of the posting of the Schedule.

ATTORNEY FOR PLAINTIFF:

Elwood R. Harding, ESO.  
HARDING AND ASSOCIATES  
38 W. 3rd St.,  
Bloomsburg, PA 17815

SHERIFF OF COLUMBIA COUNTY

Harry A. Roadarmel Jr.

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 388  
BEDFORDSBURG, PA 17015

PHONE  
(717) 369-3622

24 HOUR PHONE  
(717) 284-6700

DATE: MARCH 19, 1999

RE: Sheriff's Sale Advertising Dates:

Col: Co. Farmers Nat'l Bank vs. John A. & Wendy L. Young

No. 18 of 1999 JD No. 1391 of 1998 JD

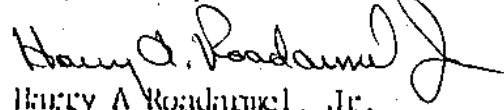
Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1st week April 8, 1999 DATE OF SALE APRIL 29, 1999 1000 AM  
2nd week April 15, 1999  
3rd week April 22, 1999

Feel free to contact me if you have any questions.

Respectfully

  
Harry A Roadarmel, Jr.  
Sheriff

HARRY A. ROADARMEL, JR.



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

PHONE  
(717) 389-5622

TELEPHONE FACSIMILE  
(717) 704-6300

Date: March 1, 1999

To: Sears, Roebuck & Co.  
c/o Ralph S. Weaver, ESO.  
P.O. Box 203  
Whitehall, PA 18052

Re: CCFNB vs. John A. & Wendy L. YOUNG

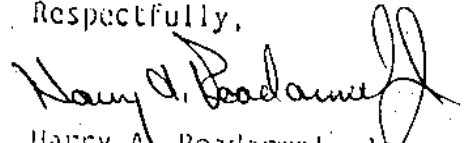
No: 18 of 1999 ED No: 1391 of 1998 JD

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

COPY

COLUMBIA COUNTY FARMERS : IN THE COURT OF COMMON PLEAS  
NATIONAL BANK, : FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
Plaintiff : OF COLUMBIA COUNTY, PENNA.  
 :  
vs. : CIVIL ACTION - AT LAW  
 : IN MORTGAGE FORECLOSURE  
JOHN A. YOUNG and WENDY L. YOUNG, : E.D. NO. 18 OF 1999  
husband and wife, : AD NO. 1391 OF 1998  
Defendants : J.U. NO. \_\_\_\_\_ OF 1999

**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. 18-99 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 \$36,880.95, 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 April 29, 1999, at 10:00 o'clock A.M., all the right, title and interest of the owners, Defendants John A. Young and Wendy L. Young, in and to:

ALL that certain piece, parcel and lot of ground situate in the Village of Bendertown in the Township of Fishingcreek, in the County of Columbia, and State of Pennsylvania, and bounded and described as follows, to wit:

**BEGINNING** at the southwest side of George W. Rhinard's Lot; thence south fifteen degrees east seven and two tenth perches to a stone in Mill Road; thence south eighty nine degrees east eleven and seventy six hundredth perches to a point in stone wall; thence north nine degrees west six and ninety six hundredth perches to lot of said George W. Rhinard; thence north eighty nine degrees west fourteen and fifty six hundredth perches to a stone corner; the place of beginning, and whereon is erected a dwelling house and outbuildings.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will on May 5, 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 Columbia County Farmers National Bank against John A. Young and Wendy L. Young, 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



COLUMBIA COUNTY FARMERS NATIONAL BANK,	Plaintiff	: IN THE COURT OF COMMON PLEAS : FOR THE 26 <sup>TH</sup> JUDICIAL DISTRICT : OF COLUMBIA COUNTY, PENNA. :
vs.		: CIVIL ACTION - AT LAW : IN MORTGAGE FORECLOSURE
JOHN A. YOUNG and WENDY L. YOUNG, husband and wife,	Defendants	: E.D. NO. <u>18</u> OF 1999 : AD NO. 1391 OF 1998 : J.U. NO. _____ OF 1999

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**AFFIDAVIT PURSUANT TO RULE 3129.1**

Edwin A. Wenner, Loan Administration Manager of Columbia County Farmers National Bank, Plaintiff in the above captioned matter, sets forth as of the date the Praecept for a Writ of Execution was filed the following information concerning the real property located at R.R. #2, Box 178, in the Borough of Orangeville, Columbia County, Pennsylvania, described as follows:

ALL that certain piece, parcel and lot of ground situate in the Village of Bendertown in the Township of Fishingcreek, in the County of Columbia, and State of Pennsylvania, and bounded and described as follows, to wit:

**BEGINNING** at the southwest side of George W. Rhinard's Lot; thence south fifteen degrees east seven and two tenth perches to a stone in Mill Road; thence south eighty nine degrees east eleven and seventy six hundredth perches to a point in stone wall; thence north nine degrees west six and ninety six hundredth perches to lot of said George W. Rhinard; thence north eighty nine degrees west fourteen and fifty six hundredth perches to a stone corner; the place of beginning, and whereon is erected a dwelling house and outbuildings.

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

- |   |  |
|---|--|
| a) John A. Young<br>R.R. #2, Box 178<br>Orangeville, PA 17859 | b) Wendy L. Young<br>R.R. #2, Box 178<br>Orangeville, PA 17859 |
|---|--|

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

- |                       |                       |
|-----------------------|-----------------------|
| a) John A. Young      | b) Wendy L. Young     |
| R.R. #2, Box 178      | R.R. #2, Box 178      |
| Orangeville, PA 17859 | Orangeville, PA 17859 |

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

Columbia County Farmers National Bank  
232 East Street  
Bloomsburg, PA 17815

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

Columbia County Farmers National Bank  
232 East Street  
Bloomsburg, PA 17815

Columbia County Housing Authority  
700 Sawmill Road  
Bloomsburg, PA 17815

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

Sears, Roebuck & Company  
c/o Ralph S. Weaver, Esquire  
P.O. Box 203  
Whitehall, PA 18052

Columbia County Tax Claim Bureau  
Columbia County Courthouse  
P.O. Box 380  
Bloomsburg, PA 17815

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale: None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale: None.

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge 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: Feb 17, 1999.

  
\_\_\_\_\_  
**EDWIN A. WENNER,**  
**LOAN ADMINISTRATION MANAGER**

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

JOHN A. YOUNG and WENDY L. YOUNG,  
husband and wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF COLUMBIA COUNTY, PENNA.

:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE

: E.D. NO. 18 OF 1999

: AD NO. 1391 OF 1998

: J.U. NO. \_\_\_\_\_ OF 1999

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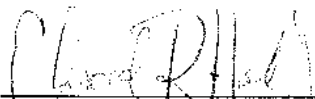
TO: OFFICE OF THE SHERIFF  
COLUMBIA COUNTY COURTHOUSE  
P.O. BOX 380  
BLOOMSBURG, PA 17815

PROPERTY AT: R.R. #2, Box 178, Orangeville, 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

Is your RETURN ADDRESS completed on the reverse side?

- Complete items 1 and 2 for additional services.
- Complete items 3 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.

I also wish to receive the following services (for an extra fee): 18-99

1.  Addressee's Address

2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Sears, Roebuck & Co.  
c/o Ralph S. Weaver, ESQ  
P.O. Box 203  
Whitehall, PA 18052

4a. Article Number  
Z286 532 141

4b. Service Type

Registered  Certified

Express Mail  Insured

Return Receipt for Merchandise  COD

7. Date of Delivery  
3-3-99

5. Received By: (Print Name)  
Ralph S. Weaver

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

6. Signature: (Addressee or Agent)  
Ralph S. Weaver

Is your RETURN ADDRESS completed on the reverse side?

- Complete items 1 and 2 for additional services.
- Complete items 3 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.

I also wish to receive the following services (for an extra fee): 18-99

1.  Addressee's Address

2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Office of F.A.I.R  
Dept. of Public Welfare  
P.O. Box 8016  
Harrisburg, PA 17105

4a. Article Number  
Z 286 532 137

4b. Service Type

Registered  Certified

Express Mail  Insured

Return Receipt for Merchandise  COD

7. Date of Delivery  
MAR 02 1999

5. Received By: (Print Name)

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

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

- Stick postage charges for:
- If you want to return the article, attach this form to the front of the mailpiece, or on the back if space does not permit.
  - If you do not want to return the article, attach this form to the back of the mailpiece.
  - If you want to return the article, attach this form to the front of the mailpiece, or on the back if space does not permit.
  - If you want to return the article, attach this form to the front of the mailpiece, or on the back if space does not permit.
  - Enter fee for return receipt, if requested.
  - Save this form.

I also wish to receive the following services (for an extra fee): 18-99

1.  Addressee's Address

2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

4a. Article Number  
Z 286 532 139

4b. Service Type

Registered  Certified

Express Mail  Insured

Return Receipt for Merchandise  COD

7. Date of Delivery  
MAR 03 1999

Office of F.A.I.R  
Dept. of Public Welfare  
P.O. BOX 8016  
Harrisburg, PA 17105

5. Received By: (Print Name)  
Bill Yeager Jr.

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

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

Stick postage charges for: 1. If you want to return the article, attach this form to the front of the mailpiece, or on the back if space does not permit. 2. If you do not want to return the article, attach this form to the back of the mailpiece. 3. If you want to return the article, attach this form to the front of the mailpiece, or on the back if space does not permit. 4. If you want to return the article, attach this form to the front of the mailpiece, or on the back if space does not permit. 5. Enter fee for return receipt, if requested. 6. Save this form.

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

JOHN A. YOUNG and WENDY L. YOUNG,  
husband and wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF COLUMBIA COUNTY, PENNA.

:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE

: E.D. NO. 18 OF 1999

: AD NO. 1391 OF 1998

: J.U. NO. \_\_\_\_\_ OF 1999

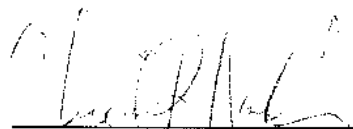
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**AFFIDAVIT OF WHEREABOUTS OF DEFENDANT JOHN A. YOUNG**

I, Elwood R. Harding, Jr., Esquire, counsel to Plaintiff in the above captioned proceeding, hereby state that the whereabouts of the Defendant, John A. Young, in the above captioned proceeding is his place of residence at the mortgaged premises, namely at R.R. #2, Box 178, in the Borough of Orangeville, Columbia County, Pennsylvania. There are no known tenants occupying the mortgaged premises.

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: 2/10/99



Elwood R. Harding, Jr. Esquire

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

JOHN A. YOUNG and WENDY L. YOUNG,  
husband and wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF COLUMBIA COUNTY, PENNA.

:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE

: E.D. NO. 18 OF 1999

: AD NO. 1391 OF 1998

: J.U. NO. \_\_\_\_\_ OF 1999

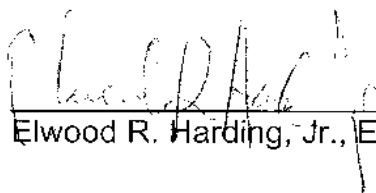
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**AFFIDAVIT OF WHEREABOUTS OF DEFENDANT WENDY L. YOUNG**

I, Elwood R. Harding, Jr., Esquire, counsel to Plaintiff in the above captioned proceeding, hereby state that the whereabouts of the Defendant, Wendy L. Young, in the above captioned proceeding is her place of residence at R.R. #2, Box 178, in the Borough of Orangeville, Columbia County, Pennsylvania.

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: 2/23/99



Elwood R. Harding, Jr., Esquire

COLUMBIA COUNTY FARMERS	:	IN THE COURT OF COMMON PLEAS
NATIONAL BANK,	:	FOR THE 26 <sup>TH</sup> JUDICIAL DISTRICT
	:	OF COLUMBIA COUNTY, PENNA.
	:	
Plaintiff	:	
	:	
vs.	:	CIVIL ACTION - AT LAW
	:	IN MORTGAGE FORECLOSURE
JOHN A. YOUNG and WENDY L. YOUNG,	:	E.D. NO. 18 OF 1999
husband and wife,	:	AD NO. 1391 OF 1998
	:	J.U. NO. _____ OF 1999
Defendants	:	

---

**LEGAL DESCRIPTION OF PROPERTY TO BE FORECLOSED**

ALL that certain piece, parcel and lot of ground situate in the Village of Bendertown in the Township of Fishingcreek, in the County of Columbia, and State of Pennsylvania, and bounded and described as follows, to wit:

**BEGINNING** at the southwest side of George W. Rhinard's Lot; thence south fifteen degrees east seven and two tenth perches to a stone in Mill Road; thence south eighty nine degrees east eleven and seventy six hundredth perches to a point in stone wall; thence north nine degrees west six and ninety six hundredth perches to lot of said George W. Rhinard; thence north eighty nine degrees west fourteen and fifty six hundredth perches to a stone corner; the place of beginning, and whereon is erected a dwelling house and outbuildings.



HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300  
BLOOMSBURG, PA 17815

PHONE  
(717) 369-5622

24 HOUR PHONE  
(717) 783-6100

DATE: MARCH 1, 1999

RE: Sheriff's Sale Advertising Dates

CCFNB

vs. John A. & Wendy L. YOUNG

No. 18 of 1999 JD

No. 1391 of 1998 JD

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

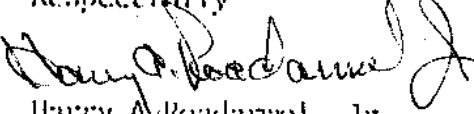
1st week April 8, 1999 DATE OF SALE: APRIL 29, 1999 at 1000 am

2nd week April 15, 1999

3rd week April 22, 1999

Feel free to contact me if you have any questions.

Respectfully

  
Harry A. Roadarmel, Jr.  
Sheriff

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,  
Plaintiff

vs.

JOHN A. YOUNG and WENDY L. YOUNG,  
husband and wife,  
Defendants

: IN THE COURT OF COMMON PLEAS  
: FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF COLUMBIA COUNTY, PENNA.  
:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE  
: E.D. NO. 18 OF 1999  
: AD NO. 1391 OF 1998  
: J.U. NO. \_\_\_\_\_ OF 1999

**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 ground situate in the Village of Bendertown in the Township of Fishingcreek, in the County of Columbia, and State of Pennsylvania, and bounded and described as follows, to wit:

**BEGINNING** at the southwest side of George W. Rhinard's Lot; thence south fifteen degrees east seven and two tenth perches to a stone in Mill Road; thence south eighty nine degrees east eleven and seventy six hundredth perches to a point in stone wall; thence north nine degrees west six and ninety six hundredth perches to lot of said George W. Rhinard; thence north eighty nine degrees west fourteen and fifty six hundredth perches to a stone corner; the place of beginning, and whereon is erected a dwelling house and outbuildings.

Amount due: \$ 36,880.95

(Costs to be added.) \$ \_\_\_\_\_

Dated: 02-23-99

\_\_\_\_\_  
PROTHONOTARY (SEAL)

By: Barbara J. Schmitt  
DEPUTY PROTHONOTARY  
PROTH. & CLK. OF SEV. COUS.  
MY COMM. EX. 1ST MON. JAN.

*Complaint \$55.50 pd*  
*Judgment \$ 9.00 pd*  
*Writ \$15.00 pd*  
*Satisfy \$ 5.00*

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

JOHN A. YOUNG and WENDY L. YOUNG,  
husband and wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF COLUMBIA COUNTY, PENNA.

:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE

: E.D. NO. 18 OF 1999

: AD NO. 1391 OF 1998

: J.U. NO. \_\_\_\_\_ OF 1999

**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 ground situate in the Village of Bendertown in the Township of Fishingcreek, in the County of Columbia, and State of Pennsylvania, and bounded and described as follows, to wit:

**BEGINNING** at the southwest side of George W. Rhinard's Lot; thence south fifteen degrees east seven and two tenth perches to a stone in Mill Road; thence south eighty nine degrees east eleven and seventy six hundredth perches to a point in stone wall; thence north nine degrees west six and ninety six hundredth perches to lot of said George W. Rhinard; thence north eighty nine degrees west fourteen and fifty six hundredth perches to a stone corner; the place of beginning, and whereon is erected a dwelling house and outbuildings.

Amount due: \$ 36,880.95

(Costs to be added.) \$ \_\_\_\_\_

Dated: 02 23 99

\_\_\_\_\_  
(SEAL)  
PROTHONOTARY

By: Barbara J. Schmitt  
DEPUTY PROTHONOTARY  
PROTH. & CLK. OF SEV. COURTS  
MY COMM. EX. 1<sup>st</sup> MON. JAN. 2000

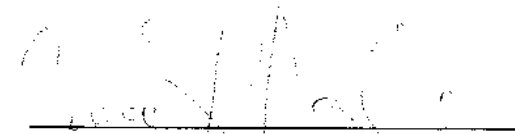
*Complaint \$55.50 pd  
Judgment \$ 9.00 pd  
Writ \$ 15.00 pd  
Satisfy \$ 51.00*

COLUMBIA COUNTY FARMERS	:	IN THE COURT OF COMMON PLEAS
NATIONAL BANK,	:	FOR THE 26 <sup>TH</sup> JUDICIAL DISTRICT
	:	OF COLUMBIA COUNTY, PENNA.
	:	:
Plaintiff	:	CIVIL ACTION - AT LAW
	:	IN MORTGAGE FORECLOSURE
vs.	:	E.D. NO. 18 OF 1999
JOHN A. YOUNG and WENDY L. YOUNG,	:	AD NO. 1391 OF 1998
husband and wife,	:	J.U. NO. _____ OF 1999
Defendants	:	

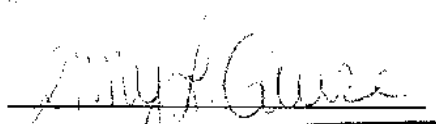
**AFFIDAVIT OF NONMILITARY SERVICE OF DEFENDANTS**

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 Defendants with regard to the Soldiers' and Sailors' Civil Relief Act of 1940; and that I made such investigation personally and aver that said Defendants 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 Solders' and Sailors' Civil Relief Act of 1940.

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

Sworn and subscribed to before me this 24<sup>th</sup> day of February, 1999.

  
\_\_\_\_\_  
NOTARIAL SEAL  
JENNY L. GAUSE, NOTARY PUBLIC  
TOWN OF BLOOMSBURG, COLUMBIA CO., PA.  
MY COMMISSION EXPIRES APRIL 28, 2000

HARRY A. ROADARMEL, JR.



SHERIFF OF COLUMBIA COUNTY

COURT HOUSE - P. O. BOX 300

SHERIFF'S OFFICE - STATE OUTLINE

PHONE  
(712) 309-5622

24 HOUR PHONE  
(712) 784-6300

RECEIVE AND TIME STAMP WRIT Feb. 26 77

DOCKET AND INDEX \_\_\_\_\_

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

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

WRIT OF EXECUTION 2

COPY OF DESCRIPTION 3

WHEREABOUTS OF LAST KNOWN ADDRESS ✓

NON-MILITARY AFFIDAVIT 1

NOTICES OF SHERIFF'S SALE 12

WATCHMAN RELEASE FORM ✓

AFFIDAVIT OF LIENS LIST ✓

CHECK FOR \$150.00 -- 100

\* 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 Post MARCH 24

POST ALL DATES ON CALANDER Adv April 15, 18, 22

- \* 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) 309-5622

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 \_\_\_\_\_
- WHEN DEED IS RECORDED SEND TO BUYER \_\_\_\_\_

COPY

COLUMBIA COUNTY FARMERS  
NATIONAL BANK,

Plaintiff

vs.

JOHN A. YOUNG and WENDY L. YOUNG,  
husband and wife,

Defendants

: IN THE COURT OF COMMON PLEAS  
: FOR THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF COLUMBIA COUNTY, PENNA.  
:  
: CIVIL ACTION - AT LAW  
: IN MORTGAGE FORECLOSURE  
: E.D. NO. 18 OF 1999  
: AD NO. 1391 OF 1998  
: J.U. NO. \_\_\_\_\_ OF 1999

**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. 18-99 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 \$36,880.95, 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 April 29, 1999, at 10:00 o'clock AM., all the right, title and interest of the owners, Defendants John A. Young and Wendy L. Young, in and to:

ALL that certain piece, parcel and lot of ground situate in the Village of Bendertown in the Township of Fishingcreek, in the County of Columbia, and State of Pennsylvania, and bounded and described as follows, to wit:

**BEGINNING** at the southwest side of George W. Rhinard's Lot; thence south fifteen degrees east seven and two tenth perches to a stone in Mill Road; thence south eighty nine degrees east eleven and seventy six hundredth perches to a point in stone wall; thence north nine degrees west six and ninety six hundredth perches to lot of said George W. Rhinard; thence north eighty nine degrees west fourteen and fifty six hundredth perches to a stone corner; the place of beginning, and whereon is erected a dwelling house and outbuildings.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will on May 5, 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 Columbia County Farmers National Bank against John A. Young and Wendy L. Young, 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



A. ROADARMEL, JR.  
SHERIFF



Columbia County  
Court House - P.O. Box 380  
Harrisburg, PA 17815

**CERTIFIED**

Z 286 532 136

**MAIL**

Small Business Administration  
20 N. Penna. Avenue  
Room 2327  
Wilkes-Barre, PA 18701

FIVE DAYS RETURN TO  
A. ROADARMEL, JR.  
SHERIFF



Columbia County  
Court House - P.O. Box 380  
Harrisburg, PA 17815

the right of the return address

**CERTIFIED**

Z 286 532 139

**MAIL**

Commonwealth of Pennsylvania  
Department of Revenue  
Bureau of Compliance  
Clearance Support Section Dept. 281230  
Harrisburg, PA 17128-0946



Columbia County  
Court House - P.O. Box 380  
Harrisburg, PA 17815

**MAIL**

Office of F.A.I.R  
Dept. of Public Welfare  
P.O. BOX 8016  
Harrisburg, PA 17105



**Columbia County  
Farmers National Bank**  
Benion • Lipsitt • Millville  
Orangeville • South Centre  
Bloomsburg, PA 17815

53604

60-1476/313

REMITTER  
John/Wendy Young

DATE February 19, 1999

PAY TO THE ORDER OF Columbia County Sheriff

\$ 900.00

COLUMBIA COUNTY 900.00

DOLLARS

THIS CHECK MUST BE DEPOSITED IN A BANK WITHIN THE STATE OF PENNSYLVANIA AND THE FEDERAL RESERVE DEPARTMENT OF THESE FEDERAL RESERVE WILL INDICATE YOUR

AUTH. SIG.

**CASHIER'S CHECK**

*John/Wendy Young*

⑆053604⑆ ⑆031314765⑆ 0021360820⑆ 500