

JUDICIAL
AFFIDAVIT
OF VALUE



To be Completed by the Grantee upon Recording of Deeds Executed
by an Officer of The Court in all Judicial and Tax Sales

TO BE FILED IN DUPLICATE WITH THE RECORDER OF DEEDS

Commonwealth of Pennsylvania)
County of Columbia)ss

I, Woodrow G. Brewington, Sheriff, Grantee, (Attorney or Agent for the

Grantee,) do hereby depose and state, that in a Sale conducted by Woodrow G.

Brewington, (Sheriff, ~~XXXXXXXXXXXX~~) on the 12th day of June,

19 64, at Bloomsburg, Pennsylvania, the Lands, Tenements and

Hereditaments, titled in the name of Joseph A. Lopez and Leona U. Lopez,

being situate in Madison Township, Columbia County,

Pennsylvania, were purchased by Carl L. Dildine and Doris D. Dildine,

whose address is Danville, R. D. 3, Pa.,

and that the following information concerning the said sale is true, full, and complete,
to the best of my knowledge, information and belief.

Judgment Columbia, County, Pennsylvania. Number 6 May Term 19 64.
Fi Fa Number 6 May Term 19 64.

Amount of Judgment . \$ 4354.56
(Unpd. bal., Int., Atty. Comm.)

Amount of Returned Local Taxes \$ 378.62
(City, School, Water, etc.)

List all Liens and Encumbrances of record, prior to the above Judgment
(Make separate listing on rear if necessary)

- 1. First Nat'l Bank, Bloomsburg \$ 1692.72
- 2. Grange Nat'l Bank, Hughesville \$ 900.00
- 3. George W. Leighow \$ 637.50
- tract Containing 8 Acres of Land \$ 558.55
- Bid price, by purchaser, at sale was \$ ~~2700.00~~
- Highest Assessed Value for local tax purposes .. \$ 8930.00
- Fair Market Value of subject property \$ 26820.00

Sworn and subscribed before me this
10th day of July 19 64.

W. J. LaBranche
Notary Public
My Comm. Ex. 1st Term, 1963
My Commission expires 19

Woodrow G. Brewington
Grantee, or Attorney, Agent for Grantee
Woodrow G. Brewington, Sheriff.

RECORDER'S
Book Number 225
Page Number 122
Amount of Tax Paid (as per
Cancelled Stamps) \$ 5.59
Date Recorded 7-10-64

UNITED STATES DEPARTMENT OF AGRICULTURE
OFFICE OF THE GENERAL COUNSEL
Suite 600, Blackstone Building
112 Market Street
Harrisburg, Pennsylvania 17101

June 18, 1964

CERTIFIED MAIL, RETURN RECEIPT
REQUESTED

Honorable Woodrow C. Brewington
Sheriff, Columbia County
Columbia County Court House
Bloomsburg, Pennsylvania

Dear Mr. Brewington:

Subject: Federal Land Bank of Baltimore vs. Joseph A. Lopez et ux -
Mortgage Foreclosure Action

We are advised that at the mortgage foreclosure sale of certain farm property located in Columbia County, Pennsylvania, held on June 12, 1964, the successful purchaser was J. W. Zeisloft, R. D. 1, Bloomsburg, Pennsylvania, in the amount of \$18,400.00.

This letter is for the purpose of advising you that the balance due on the mortgage in favor of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, from Joseph A. Lopez and his wife, dated January 12, 1959, and recorded that same day in the Office of the Recorder of Deeds for Columbia County, Pennsylvania, in Mortgage Book 108, Page 11, is \$3,841.79, unpaid principal, and \$359.98, unpaid interest, as of the close of business on June 12, 1964, the date of the sale. The daily interest accrual thereafter is \$0.4211.

We would appreciate receiving your proposed Schedule of Distribution which, we understand, will indicate that the account in favor of the United States of America in the sum referred to above will be paid in full. A self-addressed postage free envelope is enclosed for your convenience in reply.

We thank you for your cooperation in this matter.

Very truly yours,

W. W. Mong
Attorney in Charge

By D. Charles Valsing
D. Charles Valsing, Attorney



Enclosure
State Director, FHA, Penna.

DCValsing/ew



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA

WOODROW G. BREWINGTON,
SHERIFF

ARTHUR APPLEMAN, JR.,
CHIEF DEPUTY

June 16, 1964.

Mr. and Mrs. Orval Neitz,
R. D. 1,
Bloomsburg, Penna.

Dear Mr. and Mrs. Neitz:

My Solicitor, John M. Kuchka, Esq., has advised me to inform you that you are not to do any farming and not to remove anything from the premises that is attached to the barn or to the house, this is silo. And, regarding the milk tank I have contacted the Dairmen's League and that is part of the property too.

We are looking for you to move in three weeks as you have no lease for those 2 farms in Madison Township. Thanking you for your cooperation, I am

Very truly yours,

Woodrow G. Brewington
Sheriff.

Mr. Arthur Appleman, Chief Deputy Sheriff so advised you last Saturday and I am following this up with this letter.

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ,
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 newspaper
and by handbills set up in the most public places in my bailiwick, I did on Friday the
12th day of June 1964, at 10:30
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

J.L. & Marjorie Zeisloft

for the price or sum of (\$18,400.00)
Eighteen thousand four hundred and no/100-----Dollar

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~~

PROCEEDS:

\$18,400.00

Taxes & costs	\$ 612.52	
Farmers Home Administration		
U.S. of America-mortgage	\$ 5,841.70	
Interest	\$ 359.98	\$4,201.77
Byers Grove Mills-judg.	\$ 2,348.40	
Interest	\$ 469.88	\$2,819.28
D. Foster Stamm-judgment	\$ 330.70	
costs & interest	\$ 86.60	\$ 417.30
George W. Leighow-judgment	\$ 448.70	
Interest	\$ 76.53	\$ 524.23
Lycoming County-judgment	\$ 754.81	
costs & interest	\$ 167.31	\$ 922.12
Federal Land Bank of Baltimore-judgment	\$ 4,354.56	
costs & interest	\$ 288.00	\$4,643.10
Joseph Lopez	\$ 2,129.76	
Leona Lopez	\$ 2,129.76	\$18,400.00

Sheriff's Office, Bloomsburg, Pa. }

So answers

Sheriff

SCHEDULE OF DISTRIBUTION-REAL ESTATE-JOSEPH A. LOPEZ and
LEONA U. LOPEZ, SHERIFF'S SALE

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 12th day of June 1964, at 10:30 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

J.W. & Marjorie Zeisloft

for the price or sum of -----(\$18,400.00)-----
Eighteen thousand four hundred and no/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: ~~Taxes~~

PROCEEDS:	\$18,400.00
Taxes & costs	\$ 612.52
Farmers Home Administration U.S. of America-mortgage interest	\$ 3,841.79 \$ 359.98 <u>\$4,201.77</u>
Eyers Grove Mills-judg. interest	\$ 2,349.40 \$ 469.88 <u>\$2,819.28</u>
D. Foster Stamm-judgment costs & interest	\$ 330.70 \$ 86.60 <u>\$ 417.30</u>
George W. Leighow-judgment interest	\$ 448.70 \$ 75.53 <u>\$ 524.23</u>
Lycoming County-judgment costs & interest	\$ 754.81 \$ 167.31 <u>\$ 922.12</u>
Federal Land Bank of Baltimore-judgment costs & interest	\$ 4,354.56 \$ 288.60 <u>\$4,643.16</u>
Joseph Lopez	\$ 2,129.78
Leona Lopez	<u>\$ 2,129.78</u> <u>\$18,400.00</u>

Sheriff's Office, Bloomsburg, Pa.) So answers _____ Sheriff

SHERIFF'S SALE

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 twelfth(12th) day of June 1964, at 10:30

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 J.W. and Marjorie Zeisloft

for the price or sum of Eighteen thousand four hundred and no/100----- (\$18,400.00)----- Dollars

they 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~~

PROCEEDS:		\$18,400.00
axes and costs	\$ 1,044.14	
farmers Home Administration		
U.S. Of America-mortgage	\$ 3,841.79	
Interest	\$ 359.98	
yers Grove Mills-judgment	\$ 2,349.40	
Interest	\$ 469.88	
.Foster Stamm-judgment	\$ 330.70	
Interest & costs	\$ 86.66	
eorge W. Leighow-judgment	\$ 448.70	
Interest	\$ 75.53	
ycoming County-Judgment	\$ 754.81	
Interest & costs	\$ 167.31	
ederal Land Bank of Baltimore-judgment	\$ 4,354.56	
Interest & costs	\$ 288.60	
oseph Lopez	\$ 1,913.97	
ona Lopez	<u>\$ 1,913.97</u>	<u>\$18,400.00</u>

Sheriff's Office, Bloomsburg, Pa.)

So answers

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 twentieth day of June 1964, at 10:30 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 J. J. ...

for the price or sum of THIRTEEN THOUSAND FOUR HUNDRED AND NO/100 Dollars

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

COPIES:		
SALES AND COSTS:	# 612.52	612.52
PROFES STATE REGISTRATION:		
P. O. ...	4,201.77	
Interest	...	
...	2819.28	
...	...	
...	417.36	
...	334.23	
...	922.12	
...	4673.76	
...	2129.78	
...	<u>7129.78</u>	

Sheriff's Office, Bloomsburg, Pa. }

So answers

Sheriff

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 12, 1964.

AT 10:30 O'CLOCK A. M.

ALL those three certain tracts or parcels of land situate in Madison Township, Columbia County, Pennsylvania, containing in the aggregate 257 acres and 61 perches, more or less, and more particularly described as follows:

TRACT No. 1: BEGINNING at a post, corner on the west line of Jessy-town to Bloomsburg and land of Allen Watson; thence by the same, South 49 degrees west, 36 perches to a post; thence south 47 degrees east, 40 perches to a post; thence south 3 degrees west, 39.4 perches to a post corner of land of Alexander Carr; thence by the same, South 39-1-2 degrees east, 8 perches to a stone; thence south 64 degrees west, 84 perches to a post; thence south, 30 1-4 degrees east, 21 perches to a post; thence by land of John Zeisloft, south 73 3-4 degrees west, 33 perches to a post; thence south 15 1-2 degrees west, 27.5 perches to a post corner in Adam Heller's land; thence by land of Wm. McNinch, south 75 degrees west 28.4 perches to a post; thence by land of heirs of John Gingles, north 5 degrees west, 60.4 perches to Black Oak; thence by land of Johnson and Kreamer, south 49 1-2 degrees east 10 perches; thence north 61 degrees east, 105 perches to a post near a white oak on land of Isaac McBride; thence by same and land of the heirs of John Gingles, north 49 1-2 degrees west, 188 perches to a post; thence by land of Sherman, north 3-4 degrees east, 64 perches to a stone; thence south 44 degrees east, 113.2 perches to a stone; thence south 88 1-4 degrees east, 23 perches to a post; thence north 1-3-4 degrees east, 7.2 perches to a post; thence north 16 1-2 degrees east, 60.9 perches to a

stone and land of Frank Frutt; thence by the same, south 49 1-2 degrees east, 59.2 perches to a post in the public road leading from Jessy-town to Bloomsburg; thence by said road south 6 3-4 degrees east, 123 perches to the place of beginning. CONTAINING 144 acres and 118 perches, situate in the same town of Jessy-town, Bloomsburg, Columbia County, Pennsylvania, and more particularly described as follows:

TRACT No. 2: BEGINNING at a post corner in line of Margaret Dildine, the same being a corner of land of William C. Johnston; thence north 44 degrees east, 45.5 perches to a post corner near the public road; thence south 46 1-2 degrees east, 47.3 perches to a post in the public road; thence by the said road, north (south) 53 degrees east, 48 perches to a corner in said public road; thence by the same, north 63 1-2 degrees east, 27 perches; thence by the same, north 58 degrees east, 30.2 perches to a point in the public road at the line of land of John Shultz; thence by lands of John Shultz, north 46 degrees west, 208.4 perches to a stone in line of land of Charles Wintersteen; thence by said line and across public road, south 44 degrees west, 194.5 perches to a post by an ash tree in line of James Hause; thence by line of land of James Hause and Margaret Dildine, south 44 degrees east 123.2 perches to a post, the place of beginning. CONTAINING 104 acres and 60 perches of land, more or less. Hause, barn and outbuildings.

TRACT No. 3: BEGINNING at a post corner of James Hause, on line of land of Margaret Dildine; thence by land of Margaret Dildine, north 46 1-2 degrees east, 50.8 perches to a stone in line of land of William C. Johnston; thence by said Johnston land, south 48 degrees east, 21.9 perches to a post; thence by land of Pliny Eves, south 61 3-4 degrees west, 21.9 perches to a post; thence by the same, south 40 3-4 degrees west, 14.1 perches to a post near the run; thence by the same, south 11 degrees east, 12.9 perches to a stone on the west side of the run; thence by same, south 23 1-2 degrees east, 12.7 perches to a small chestnut on the east side of the run; thence by the same, south 81 degrees west, 7.8 perches to a corner in the old road; thence by the same and along the road, north 49 degrees west, 8.7 perches; thence by the same, north 64 degrees west, 28 perches; thence by the road and land of James W. Hause, north 33 3-4 degrees west, 5.5 perches to the place of beginning. CONTAINING 5 acres and 48 perches, more or less.

BEING the same two tracts of land acquired by the said Joseph A. Lopez and Leona U. Lopez his wife, by deed from Allen C. Thomas and wife, dated September 13, 1932 and of record in said Recorder's Office in Deed Book 180, page 811.

THIS conveyance is subject to the right of way conveyed by Wallace W. Eves and another to the Pennsylvania Power and Light Company by agreement dated November 4, 1940 and of record in said Recorder's Office in Deed Book 16, page 628.

5670-16970

750-160

3460-9790

Taken into execution and etc. at the suit of The Federal Land Bank of Baltimore vs. Joseph A. Lopez and Leona U. Lopez and to be sold as the property of Joseph A. Lopez and Leona U. Lopez.

Notice is hereby directed to all parties and claimants that a schedule of distribution will be filed by the Sheriff on July 13, 1964.

WOODROW G. BREWINGTON, Sheriff

DONALD A. LEWIS, Attorney

Assessed Value 8930
Real Market Value 26,870