



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

A. J. ZALE, Chief Deputy

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

March 9, 1981

Atty. Franklin E. Kepner
United Penn Bank Building
Berwick, Pa. 18603

Re: United Penn Bank
vs.

Samsel, Ronald and Janet
No. 73 of 1980 E. D.

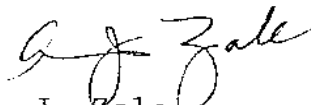
Dear Frank,

Enclosed is our check No. 4187, dated March 6, 1981 made payable to you in the amount of \$68.77. It represents a refund of unused advance cost monies of \$300.00 received here at the time Writ of Execution was filed in the captioned case.

Costs incurred by our department amounted to \$231.23. Further breakdown of these monies includes \$68.15 to the Sheriff's Department for docketing, levy, advertising, posting, sale adjournment and mileage. \$28.10 was paid to Henrie Printing for sale bills. Press-Enterprise legal advertisement totaled \$118.48. Prothonotary costs of \$15.00 for List of Liens and \$1.50 to the Recorder of Columbia County for mortgage search.

Any additional questions should be directed to the undersigned.

Very truly yours,


A. J. Zale,
Chief Deputy Sheriff

AJZ/lm

Enclosure

UNITED PENN BANK,
Plaintiff

vs.

RONALD D. SAMSEL and
JANET E. SAMSEL,
Defendant

: IN THE COURT OF COMMON PLEAS
: OF THE 26th JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
: CIVIL ACTION - LAW
: NO. 1298 of 1980
: IN ASSUMPSIT

DISCONTINUANCE OF SHERIFF'S
SALE

TO: THE SHERIFF OF COLUMBIA COUNTY:

Please consider this as your authority to discontinue the Sheriff's sale in the above captioned matter. This is to advise you that the Stay of Execution which allowed the continuance of the sale to March 5, 1981 at 2:00 p.m. in your office should be dissolved.

You are requested to make public announcement of the discontinuance of this sale to any persons present on March 5, 1981, at 2:00 p.m. in your office.

KEPNER & KEPNER


Franklin E. Kepner
Attorney for Plaintiff

UNITED PENN BANK,
Plaintiff

vs.

RONALD D. SAMSEL and
JANET E. SAMSEL,
Defendants

: IN THE COURT OF COMMON PLEAS
: OF THE 26th JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
:
: CIVIL ACTION - LAW
:
: NO. 1298 of 1980
:
: IN ASSUMPSIT

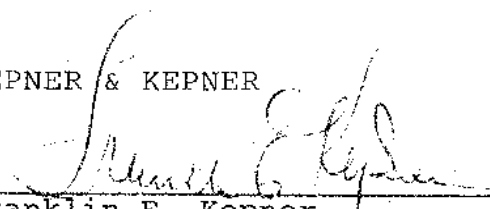
NOTICE FOR STAY OF EXECUTION

TO: THE SHERIFF OF COLUMBIA COUNTY:

In accordance with Pennsylvania Rules of Civil Procedure No. 3121 (A) (1), please stay execution on the sale of real estate owned by the Defendants on Fifth Avenue, Berwick, Pennsylvania, known as Lots 1665 and 1666 of the Berwick Land and Improvement Company's Addition to Berwick and more particularly described on Exhibit "A" attached to this notice, until March 5, 1981, when the sale of said property will be conducted at 2:00 p.m. in your office in the Columbia County Court House, Bloomsburg, Pennsylvania, unless Plaintiff's claim is paid before that date.

You are requested to make public announcement of the stay and the continuance of the sale in the above captioned matter until March 5, 1981, which announcement will be made at the time scheduled for the sale, February 5, 1981, at 2:00 p.m.

KEPNER & KEPNER


Franklin E. Kepner
Attorney for Plaintiff

ALL that certain piece or parcel of land situate in the Borough of Berwick (formerly the Borough of West Berwick) Columbia County, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Fifth Avenue at the corner of Lot No. 1667; thence in an easterly direction along Fifth Avenue a distance of 90 feet to corner of Lot No. 1664; thence in a northerly direction along said lot a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet to the corner of Lot No. 1667; thence in a southerly direction along said lot a distance of 160 feet to Fifth Avenue, the place of beginning. Upon which is erected a two (2) story double dwelling.

BEING Lots Nos. 1665 and 1666 of the Berwick Land Improvement Company's Addition to Berwick.

United Penn BankVS. DANIEL, RICHARD + JANE +THURSDAY, FEBRUARY 5, 1981NO. 73 of 1980 E.D.WRIT OF EXECUTION:TOTAL

Judgement --- Principal \$ 3561.95
 Insurance _____
 Interest from 2/10/79 to _____ 495.81
 Real Estate Tax _____
 Interest from _____ to _____
 _____ days @ \$ _____ per day _____

Total..... \$ 4357.76INITIAL PROTHONOTARY COSTS (PD. BY ATTY.)

Proth. (Writ) 10.00
 Pro. Pd. _____
 Shff. V. _____
 Judg. Fee 2.00
~~XXXXXX~~ Tax .50 PA
 Satisfaction _____

Total.....\$ 12.50 \$ 16.50ATTORNEY FEESTotal.....\$ 193.00 \$ 193.00SHERIFF'S COST OF SALE:

10.75 Docket & Levy 10.75
10.00 Service of Notice 10.00
 Postage _____
15.00 Posting of Sale Bills (Bldg., Office, Lobby etc.) 15.00
5.00 Advertising, Sale Bills 5.00
5.00 Advertising, Newspapers 5.00
17.40 Mileage 17.40
5.00 Crying/Adjourn of Sale 5.00
 Poundage (2% 1st \$1000 plus 1/2% each \$ thereafter) _____
 Sheriff's Deed (executing & registering) 20.00

Total.....\$ 88.15\$ 100.00

Morning Press (Ads) 39.24
 Berwick Enterprise (Ads) 39.24
 Henrie Printing 25.10
 Finance Charges _____

Total.....\$ 103.58< \$ 103.58

15.00 Prothonotary - List of Liens 15.00
 Deed _____

Total.....\$ 15.00< \$ 15.00

Recorder of Columbia Co. _____
 Deed, Search, Affidavit 10.00
 State Stamps _____
 Realty Transfer Stamps _____

Total.....\$ 10.00< \$ 10.00REAL ESTATE TAXES:

Borough/Township & County Taxes, 19 80 40.19
 School Taxes, District 1000, 19 80 20.11
 Parcel #1 1.2 134.30
 Parcel #2 _____
 Parcel #3 _____
 Parcel #4 _____

Total.....\$ 265.40< \$ 265.40SEWERAGE RENT DUE:Municipality for 1980 \$ 53.56< \$ 53.56

POUNDAGE _____

STATE STAMPS _____

STATE REALTY TRANSFER TAX _____

BUYER: NAME & ADDRESS _____

Tel # _____

3/6/81 Notified Mrs. Gingles of Agreement reached

Samuel

SHERIFF'S SALE

ON BEHALF OF THE SHERIFF OF COLUMBIA COUNTY, I AM HEREBY ADVISING ALL PROSPECTIVE BIDDERS AT THIS SHERIFF'S SALE THAT:

ALL BIDS MUST BE ACCOMPANIED WITH A 50% DOWN PAYMENT, IN CASH OR CHECK, AND THAT IF WE ARE FURNISHED A CHECK THAT DOES NOT CLEAR THE BANK, WE WILL PROSECUTE TO THE FULLEST EXTENT OF THE LAW. ALL BIDS MUST BE COMPLIED WITH BEFORE 12:00 O'CLOCK NOON Thursday, February 1, 1984, ONE WEEK FROM TODAY, IN THE SHERIFF'S OFFICE.

IF THE HIGHEST BIDDER ON A PIECE OF PROPERTY DEFAULTS IN THE PAYMENT BY 12:00 O'CLOCK NOON ON Thursday, February 1, 1984, THE PROPERTY WILL BE RESOLD AT 2:00 O'CLOCK P.M., IN THE SHERIFF'S OFFICE, ON THAT DAY Thursday, February 1, 1984, ONE WEEK FROM TODAY.

IF A PRICE IS RECEIVED AT THE RE-SALE OF THE PROPERTY, WHICH IS LESS THAN THE OFFER OR BID MADE AT THE ORIGINAL SALE, THEN THE SHERIFF'S OFFICE WILL INSTITUTE LEGAL ACTION IN THE NAME OF THE SHERIFF AGAINST THE DEFAULTING BIDDER AT THE ORIGINAL SALE FOR THE DIFFERENCE BETWEEN WHAT THE BIDDER ACTUALLY BID AT THE ORIGINAL SALE AND WHAT WAS RECEIVED BY WAY OF BID AT THE RE-SALE, PLUS COST.

NOTICE IS HEREBY GIVEN TO ALL CLAIMANTS AND PARTIES IN INTEREST THAT THE SHERIFF WILL ON Thursday, February 1, 1984 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.

THE SUCCESSFUL BIDDER WILL BE REQUIRED TO PAY SHERIFF'S POUNDAGE OF 2% OF THE FIRST \$1000.00 and $\frac{1}{2}\%$ THEREAFTER OF THE BID PRICE.

ALSO, THE SUCCESSFUL BIDDER WILL BE REQUIRED TO PAY REALTY TRANSFER TAX OF 1% OF THE BID OR OF \$ 500.00, WHICHEVER IS HIGHER.

ALSO, STATE STAMPS OF 1% OF BID OR OF \$ 500.00, WHICHEVER IS HIGHER.

State of Pennsylvania }
County of Columbia } ss.

BEVERLY J. MICHAEL, ACTING

I, ~~FRANK BERNHARDT~~, 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

Ronald D. Samsel and Janet E. Samsel, his wife,

and find as follows:

SEE COPY OF MORTGAGE ATTACHED.

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

4186

60-593
313

March 6, 19 81

PAY TO THE ORDER OF Recorder of Deeds of Columbia County \$ 1.50
One and 50/100 DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR United Penn Bank vs Samsel
NO. 73 OF 1980 E.D.
Mortgage Search @:031305936:

Victor B. Vandling sg
572"810"0" 05

Fee . \$1.50

In testimony whereof I have set my hand and
seal of office this 23rd day of January
A.D., 19 81

Beverly J. Michael RECORDER

State of Pennsylvania }
County of Columbia } ss.

BEVERLY J. MICHAEL, ACTING

I, ~~Frank Beishline~~, 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
Ronald D. Samsel and Janet E. Samsel, his wife,

and find as follows:

SEE COPY OF MORTGAGE ATTACHED.

Fee . \$1.50

In testimony whereof I have set my hand and
seal of office this 23rd day of January
A.D., 19 81

Beverly J. Michael RECORDER

THIS INDENTURE, Made the --- 30th--- day of December -----, in the year
of our Lord one thousand nine hundred and Seventy-Five. -----
BETWEEN

RONALD D. SAMSEL AND JANET E. SAMSEL, his Wife, of the Borough of
Berwick, County of Columbia and State of Pennsylvania, -----MORTGAGORS,

(hereinafter, whether one or more, with their heirs, executors, administrators, ----- and
assigns, called the Mortgagor), of the one part, and UNITED PENN BANK, a banking institution
organized under the Laws of the Commonwealth of Pennsylvania with its principal
office in Wilkes-Barre, Pennsylvania, -----MORTGAGEE,
(hereinafter, with its successors and assigns, called the Mortgagee), of the other part. -----

WHEREAS, said Mortgagor in and by an Obligation or Writing obligatory, duly executed under the hand and
seal of said Mortgagor, bearing even date herewith, stands held and firmly bound unto said Mortgagee in the sum of
Nine Thousand Two Hundred and 00/100 (\$9,200.00) Dollars -----

lawful money of the United States of America, conditioned for the payment of the just sum of Four Thousand
Six Hundred and 00/100 (\$4,600.00) Dollars -----
lawful money as aforesaid, the sum of Four Thousand Six Hundred and 00/100
(\$4,600.00) Dollars lawful money of the United States of America, payable within
ten (10) years from the date hereof, together with interest on all unpaid balances of
principal at the rate of Eleven (11) percent per annum, the said principal and interest
shall be paid in monthly installments of Sixty-Three and 38/100 (\$63.38) Dollars
each, the first such monthly payment to be made on the 30th day of January, 1976, and
thereafter on the 30th day of each and every month until the entire indebtedness has
been paid; said monthly payments shall be applied first to the said interest and then
in reduction of said principal sum.

XX
AND also conditioned for the payment of the premium or premiums that will become due and payable to place
and renew insurance on the buildings on the herein described premises against loss by fire or other hazard as may be
required by the Mortgagee in amounts and in a company or companies satisfactory to said Mortgagee; and conditioned
that the Mortgagor shall take out no insurance on said buildings without having attached thereto a standard mortgagee
clause, making the loss, if any, payable to the Mortgagee, as its interest may appear, and shall lodge said policy or
policies of insurance with the Mortgagee;

AND also conditioned for the payment of all taxes, assessments, and all other charges and claims assessed or
levied at any time, present or future, by any lawful authority, which by any present or future law or laws, shall have
priority upon the premises covered hereby in lien or payment to the debt secured hereby and provision for the payment
of which is not otherwise made herein, such payment shall be made by the Mortgagor within six months after such tax,
assessment, or other charge or claim shall have become due, and the official receipts therefor shall be promptly pro-
vided, and in default of such payment or payments by the Mortgagor, it is hereby expressly agreed that the Mortgagee
may pay the same, and that any sum or sums so paid by the Mortgagee shall be added to the principal debt secured here-
by, shall bear interest at the rate of 11% per annum from the date of payment and shall be secured by this Mortgage
the same as said principal debt and interest thereon, whether such moneys are advanced by the Mortgagee before or
after judgment, up until the sale of the mortgaged property under writ of execution;

AND also conditioned for the keeping and performance by the Mortgagor of each and every of the following
covenants and agreements:

1. If the premises covered hereby, or any part thereof, shall be destroyed or damaged by fire or other
hazard against which insurance is held, as hereinabove provided, the amounts paid by any insurance company or
companies by reason of such damage, in pursuance of the contract or contracts of such fire or other hazard in-
surance, to the extent of the indebtedness represented hereby remaining unpaid, shall be paid to the Mortgagee,
and, at its option, may be applied to the debt or released for the repairing or rebuilding of the premises.
2. That the Mortgagor will not suffer any lien superior to the lien hereby created to attach to or to be
enforced against the premises covered hereby, and will keep said premises in as good order and condition as they
now are, and will not commit or permit any waste of said premises, reasonable wear and tear excepted.
3. The Mortgagee shall have the right to pay any taxes, assessments, and all other charges and claims
which the Mortgagor has agreed to pay under the terms hereof, and to use its own funds to make the payments,
and to advance and pay any sums of money that in its judgment may be necessary to perfect or preserve the title
of the premises covered hereby, and any amount or amounts so paid by the Mortgagee shall be added to the prin-
cipal debt herein and in said Obligation named, shall bear interest at the rate of 11% per annum from the
date of payment, and shall be secured by this Mortgage the same as said principal debt and interest thereon,

whether such moneys are advanced by the Mortgagee before or after judgment, up until the sale of the mortgaged property under writ of execution, and the Mortgagee, at its option, shall be entitled to be subrogated to any lien, claim or demand paid by it, or discharged with money advanced by it and secured by this Mortgage.

PROVIDED, HOWEVER, and it is thereby expressly agreed, that if default be made at any time in the payment of said sum, together with all such amounts as shall have been advanced by the Mortgagee under the terms hereof, at maturity, or interest for the space of thirty days after said interest shall fall due, or any part thereof, or in any of the conditions, covenants and agreements herein, or in the said Obligation set forth, then and in every such case, the whole principal debt or sum aforesaid shall, at the option of the Mortgagee, become due and payable immediately, and payment of said principal debt or sum and all interest thereon, with an attorney's commission, as hereinafter mentioned, and costs of suit, together with all such amounts as shall have been advanced by the Mortgagee under the terms hereof, may be enforced and recovered at once, anything herein or in said Obligation contained to the contrary notwithstanding.

AND PROVIDED further, however, and it is thereby expressly agreed, that if at any time, a Writ of Fieri Facias or other execution is properly issued upon a judgment obtained upon said Obligation, or by virtue of the Warrant of Attorney contained therein, or if a Writ of Scire Facias is issued upon this Mortgage, an attorney's commission for collection, viz: five per cent of said principal debt or sum, shall be payable, and shall be recovered in addition to all principal and interest and all other recoverable sums then due, besides costs of suit, and the Mortgagor does hereby expressly waive and relinquish all benefit that may accrue to them----- by virtue of any and every law, civil or military, made or to be made hereafter exempting the mortgaged premises or any other premises or property whatever, either real or personal, from attachment, levy and sale under execution, or any part of the proceeds arising from any sale thereof, and all benefit of any stay of execution or other process as in and by the said recited Obligation and the conditions thereof, relation being thereunto had, may more fully and at large appear.

AND PROVIDED further, and it is thereby expressly agreed that in the event of any breach by the Mortgagor of any covenant, condition or agreement of this Mortgage, it shall be lawful for the Mortgagee to enter upon all and singular the land, buildings and premises granted by this Mortgage together with the hereditaments and appurtenances, and each and every part thereof, and to take possession of the same and of the fixtures and equipment therein contained, and to have, hold, manage, lease to any person or persons, use and operate the same in such parcels and on such terms and for such periods of time as the Mortgagee may deem proper in its sole discretion, the Mortgagor agreeing that they shall and will not assign any lease for any part of the within described premises without the written permission of the Mortgagee, and, whenever requested by the Mortgagee so to do, shall and will assign, transfer and deliver unto the Mortgagee any lease or sub-lease; and to permit the Mortgagee to collect and receive all rents, issues and profits of the said mortgaged premises and every part thereof for which this Mortgage shall be a sufficient warrant whether or not such lease or sub-lease has been assigned, and to make from time to time all alterations, renovations, repairs, and replacements thereto as may seem judicious to the Mortgagee, and after deducting the cost of all such alterations, renovations, repairs, and replacements and expenses incident to taking and retaining possession of the mortgaged property and the management and operation thereof, and keeping the same properly insured, to apply the residue of such rents, issues and profits, if any, arising as aforesaid, to the payment of all taxes, charges, claims, assessments and any other liens that may be prior in lien or payment to the debt hereby secured, and premiums for said insurance, with interest thereon, or to the interest and principal due and hereby secured with all costs and attorney's fees, in such order or priority, as the Mortgagee in its sole discretion may determine, any statute, law, custom or use to the contrary notwithstanding; it being expressly agreed, however, that the taking of possession of the mortgaged premises by the Mortgagee under this provision shall not relieve any default which may have been made by the Mortgagor, or prevent the enforcement of any of the remedies by this Mortgage provided in case of such default; and it is further expressly understood and agreed that the remedies by this Mortgage and the accompanying recited Obligation provided for the enforcement of the payment of the principal sum hereby secured, together with interest thereon, and for the performance of the covenants, conditions and agreements, matters and things herein contained are cumulative and concurrent and may be pursued singly, or successively, or together at the sole discretion of the Mortgagee, and may be exercised as often as occasion therefor shall occur.

NOW THIS INDENTURE WITNESSETH, That the said Mortgagor, as well for and in consideration of the aforesaid debt or principal sum of

Four Thousand Six Hundred and 00/100 (\$4, 600.00) Dollars,

and for better securing the payment of the same, with interest, as aforesaid, as well as all other sums recoverable under the terms of this Indenture unto the said Mortgagee, as for and in consideration of the further sum of One Dollar unto the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, release and confirm unto the said Mortgagee

ALL that certain piece or parcel of land situate in the Borough of Berwick, (formerly Borough of West Berwick) Columbia County, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Fifth Avenue at the corner of Lot No. 1667; thence in an easterly direction along Fifth Avenue a distance of ninety feet to corner of Lot No. 1664; thence in a northerly direction along said lot a distance of one hundred sixty feet to a fifteen foot alley; thence in a westerly direction along said alley a distance of ninety feet to the corner of Lot no. 1667; thence in a southerly direction along said lot a distance of one hundred sixty feet to Fifth Avenue, the place of beginning.

BEING Lots Nos. 1665 and 1666 of the Berwick Land Improvement Company's Addition to Berwick.

BEING the same premises conveyed to Ronald D. Samsel and Janet E. Samsel, his Wife, by Deed of Anthony F. Chesney, et al, dated July 24, 1975, and about to be recorded herewith.

TOGETHER with all and singular the buildings and improvements on said premises, as well as all alterations, additions or improvements now or hereafter made to said premises, and any and all appliances, machinery, furniture and equipment (whether fixtures or not) of any nature whatsoever now or hereafter installed in or upon said premises, streets, alleys, passages, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said real estate and property, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto said Mortgagee to and for the only proper use and behoof of said Mortgagee forever.

AND PROVIDED ALSO, that when and as soon as the principal debt or sum hereby secured shall become due and payable as aforesaid, or in case default shall be made in the payment of said

principal sum, together with all such amounts as shall have been advanced by the Mortgagee under the terms hereof, at maturity, or interest, or in the conditions of said recited Obligation provided for, or in the keeping and performance by the Mortgagor of any condition, covenant or agreement contained in said Obligation or in this Mortgage to be by said Mortgagor kept and performed, in the manner and at the time hereinabove specified for the performance thereof, in each and every such case it shall and may be lawful for said Mortgagee to sue out forthwith a Writ or Writs of Scire Facias upon this Indenture of Mortgage, and to proceed thereon to judgment and execution, for recovery of said principal debt or sum and all interest thereon and all sums advanced for payment of any taxes, charges, claims or insurance premiums as aforesaid, whether such moneys are advanced by the Mortgagee before or after judgment, up until the sale of the mortgaged property under writ of execution, and all other recoverable sums, together with an attorney's commission for collection, as aforesaid, and costs of suit, without further stay of execution or other process, any law, usage or custom to the contrary notwithstanding. And the Mortgagor hereby waives and relinquishes unto and in favor of the Mortgagee, all benefit under all laws now in effect or hereafter passed to relieve the Mortgagor in any manner from the obligations assumed in the Obligation for which this Indenture is security, or to reduce the amount of the said Obligation to any greater extent than the amount actually paid for the premises hereby mortgaged at the sale thereof in any judicial proceedings upon the said Obligation or by virtue of the Warrant of Attorney contained therein or upon this Indenture.

BUT, PROVIDED ALWAYS, nevertheless, that if said Mortgagor does and shall well and truly pay or cause to be paid unto the said Mortgagee, the aforesaid debt or principal sum secured by this Mortgage, on the day and time and in the manner hereinbefore mentioned and appointed for payment of the same, together with interest and all sums advanced for payment of any taxes, charges, claims or insurance premiums as aforesaid, without any fraud or further delay, and without any deduction, defalcation or abatement to be made of anything, for or in respect of any taxes or charges or claims whatsoever, then and from thenceforth, as well this present Indenture, and the estate hereby granted, as said recited Obligation, shall cease, determine and become void, anything hereinbefore contained to the contrary notwithstanding.

IN WITNESS WHEREOF, the said Mortgagors to these presents have hereunto set their hand and seal. Dated the day and year first hereinabove written.

Signed, Sealed and Delivered
In the Presence of

[Signature]

Ronald D. Samsel (SEAL)
Ronald D. Samsel
Janet E. Samsel (SEAL)
Janet E. Samsel
____ (SEAL)
____ (SEAL)

STATE OF PENNSYLVANIA
COUNTY OF Columbia

ss:

On this the -- 30th --- day of -- December ---, 1975, before me, a Notary Public ---, the undersigned officer, personally appeared Ronald D. Samsel and Janet E. Samsel, his Wife, ---

known to me (or satisfactorily proven) to be the persons whose names are --- subscribed to the within instrument, and acknowledged that they --- executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires April 21, 1977.

[Signature]
Notary Public

NO 109
MORTGAGE

RONALD D. SAMSEL
AND
JANET E. SAMSEL, his wife,

TO

UNITED PENN BANK

Amount: \$4,600.00

Payable: \$63.38 monthly

For: land in Borough of Berwick

Date: December 30, 1975

The precise address of UNITED PENN BANK, the Mortgagee, is 18 West Market Street, Villaville, Pennsylvania.

RECORDED BY RECORDER
TAXES \$1.50 FEE \$1.50
FEB 12 12 55 PM '76
COLUMBIA CO PA

RECORDED in the Office for Recording of Deeds in and for Columbia County, in the State of Pennsylvania, in Mortgage Book 177, Page 597, etc.

WITNESS my hand and seal of Office this
Anno Domini, 19 76 12:55 p.m.

12th day of Feb.

Maria T. Bauer
Recorder.

BOOK 177 PAGE 600

BLOOMSBURG, PA., Jan. 13 1981

M _____ Sheriff

Samsel

To FREDERICK J. PETERSON, Dr.

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

[illegible]

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

4185

March 6 1981

60-593
313

PAY
TO THE
ORDER OF

Prothonotary of Columbia County

\$ 15.20

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR United Penn Bank vs Samse

No. 73 of 1980 E.O.

List of Licenses

② 1:03 1305936:

Victor B. Vandling *egz*
572 810 011 05

05

LIST OF LIENS

VERSUS

RONALD D. SAMSEL AND JANET E. SAMSEL

Court of Common Pleas of Columbia County, Pennsylvania.

Unemployment Compensation Fund

versus

Ronald D. Samsel

No. 1726 of Term, 1977

Real Debt ||\$ 309.72

Interest from ||

Commission ||

Costs ||

Judgment entered Oct. 11, 1977

Date of Lien

Nature of Lien Unemployment Compensation Fund

Dept. of Labor & Industry

Unemployment Compensation Fund

versus

Ronald D. Samsel

No. 2049 of Term, 1977

Real Debt ||\$ 191.78

Interest from ||

Commission ||

Costs ||

Judgment entered Nov. 21, 1977

Date of Lien

Nature of Lien Unemployment Compensation Fund

Department of Public Welfare

versus

Janet E. Samsel

No. 1584 of Term, 1978

Real Debt ||\$ 5,000.00

Interest from ||

Commission ||

Costs ||

Judgment entered Sept. 1, 1978

Date of Lien

Nature of Lien Reimbursement Agreement

A. R. Chapin

versus

Ron Samsel

No. 912 of Term, 1979

Real Debt ||\$ 711.83

Interest from ||

Commission ||

Costs ||

Judgment entered June 5, 1979

Date of Lien

Nature of Lien Transcript of Judgment

James Hancock

versus

Ron Samsel

No. 156 of Term, 1980

Real Debt ||\$ 549.50

Interest from Feb. 1, 1980 ||

Commission ||

Costs ||

Judgment entered Feb. 1, 1980

Date of Lien Feb. 1, 1980

Nature of Lien Transcript of Judgment

LIST OF LIENS

VERSUS

.....RONALD D. SAMSEL AND JANET E. SAMSEL.....

..... Court of Common Pleas of Columbia County, Pennsylvania.

United Penn Bank.....

versus

Ronald D. & Janet E. Samsel.....

No. 48 of Term, 19 80.
Real Debt ||\$6,071.99....
Interest from ||
Commission ||
Costs ||
Judgment entered May 23, 1980.....
Date of Lien
Nature of Lien Default Judgment.....

United Penn Bank.....

versus

Ronald D. & Janet E. Samsel.....

No. 1298 of Term, 19 80.
Real Debt ||\$4,600.00....
Interest from Dec. 2, 1979 ||
Commission ||
Costs ||
Judgment entered Aug. 15, 1980.....
Date of Lien Dec. 2, 1979.....
Nature of Lien Note.....

United Penn Bank.....

versus

Ronald D. & Janet E. Samsel.....

No. 1299 of Term, 19 80
Real Debt ||\$4,600.00....
Interest from Dec. 2, 1979||
Commission ||
Costs ||
Judgment entered Aug. 15, 1980.....
Date of Lien Dec. 2, 1979.....
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

Phone: 717-784-1633

Number 201

December 29, 1980

05

Victor B. Vandling 278
572 810 00 05

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

4108

February 10, 1981

60-593
313

PAY
TO THE
ORDER OF

Press-Enterprise, Inc.

\$ 118.48

One Hundred And Eighteen AND ⁴⁸/₁₀₀

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR United Penn Bank vs Samsel

No. 73 OF 1980 E.D.

Legal Ads

⑆031305936⑆

Victor B. Vandling app

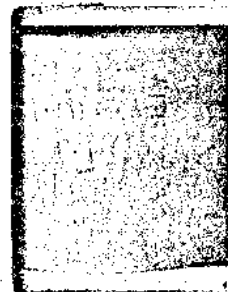
572081000

05

\$59.24 - Morning Press
\$59.24 - Berwick Enterprise

\$118.48 - Total Cost

Ronald D. Samsel Sheriff Sale



SHERIFF'S SALE

By virtue of Writ of Execution No. 73 of 1980, 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, Columbia County, Pennsylvania, Pa., on:

Thurs., Feb 5, 1981
at 2:30 o'clock p.m.

ALL that certain piece or parcel of land situate in the Borough of Berwick (formerly the Borough of West Berwick) Columbia County, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Fifth Avenue at the corner of Lot No. 1667; thence in an easterly direction along Fifth Avenue a distance of 90 feet to corner of Lot No. 1664; thence in a northerly direction along said lot a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet to the corner of Lot No. 1667; thence in a southerly direction along said lot a distance of 160 feet to Fifth Avenue, the place of beginning. Upon which is erected a two (2) story double dwelling.

BEING Lots Nos. 1665 and 1666 of the Berwick Land Improvement Company's Addition to Berwick.

Taken into execution, etc. at the suit of United Penn Bank vs Ronald D Samsel and Janet E Samsel.

Notice is hereby directed to all parties and claimants that a schedule of distribution will be filed by the Sheriff on February 13, 1981. Distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter.

Victor B. Vandling
Sheriff

Kepner & Kepner Attys

Jan 14, 21, 28

B

(Notary Public)

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA } SS:

... Paul R. Eyerly III, being duly sworn according to the oaths of office, says that Berwick Enterprise is a newspaper of general circulation with its place of business in the Town of Berwick, County of Columbia and State of Pennsylvania, established on the 6th day of April, 1903, and has been published daily (except on Holidays) continuously in said Town, County and State since the date of its establishment. Hereto attached is a copy of the legal notice or advertisement in the above which appeared in the issue of said newspaper on January 14, 21, 28, 1981 exactly as printed. That the affiant is one of the owners and publishers of said newspaper in which the above notice or advertisement was published; that neither the affiant nor Berwick Enterprise are the subject matter of said notice and advertisement, and that all of the allegations in said statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this ... day of ...

My Commission Expires

MATTHEW J. CREME, NOTARY PUBLIC

BLOOMSBURG, COLUMBIA COUNTY

MY COMMISSION EXPIRES JULY 5, 1981

Member, Pennsylvania Association of Notaries

And now, 1981, I hereby certify that the advertising and publication charges amounting to \$... for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

SHERIFF'S SALE
By virtue of Writ of Execution No. 73 of 1980, 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, Columbia County, Pennsylvania, Pa., on:

Thurs., Feb 5, 1981
at 2:30 o'clock p.m.

ALL that certain piece or parcel of land situate in the Borough of Berwick (formerly the Borough of West Berwick) Columbia County, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Fifth Avenue at the corner of Lot No. 1667; thence in an easterly direction along Fifth Avenue a distance of 90 feet to corner of Lot No. 1664; thence in a northerly direction along said lot a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet to the corner of Lot No. 1667; thence in a southerly direction along said lot a distance of 160 feet to Fifth Avenue, the place of beginning. Upon which is erected a two (2) story double dwelling.

BEING Lots Nos. 1665 and 1666 of the Berwick Land Improvement Company's Addition to Berwick.

Taken into execution, etc. at the suit of United Penn Bank vs Ronald D Samsel and Janet E Samsel.

Notice is hereby directed to all parties and claimants that a schedule of distribution will be filed by the Sheriff on February 13, 1981. Distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter.

Victor B Vandling
Sheriff

Kepner & Kepner Attys

Jan 14, 21, 28

B

(Notary Public)

My Commission Expires

MATTHEW J. CREME, NOTARY PUBLIC

BLOOMSBURG, COLUMBIA COUNTY

MY COMMISSION EXPIRES JULY 5, 1981

Member, Pennsylvania Association of Notaries

STATE OF PENNSYLVANIA
COUNTY OF COLUMBIA

SS:

Paul R. Eyerly III
....., being duly sworn according to that The Morning Press is a newspaper of general circulation with its pr of business in the Town of Bloomsburg, County of Columbia and Stat was established on the 1st day of March, 1902, and has been published and Legal Holidays). continuously in said Town, County and State sinc lishment; that hereto attached is a copy of the legal notice or advertis titled proceeding which appeared in the issue of said newspaper on.... ..January 14, 21, 28,....., 1981...exactly as printed at affiant is one of the owners and publishers of said newspaper in which notice was published; that neither the affiant nor The Morning Press ar ject matter of said notice and advertisement, and that all of the allega statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this day of.....

And now,..... 19....., I hereby certify that the advertising and publication charges amounting to \$...... for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

WRIT OF EXECUTION – (MONEY JUDGEMENTS) Rules P.R.C.P. 3101 to 3149

UNITED PENN BANK,

PLAINTIFF,

vs

RONALD D. SAMSEL and

JANET E. SAMSEL,

DEFENDANTS.

No. 73 of 1980. Term 19.....E.D.

No. 1295 Term 19.80...J.D.

No. Term 19.....

WRIT OF EXECUTION
(MONEY JUDGEMENTS)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA.....

TO THE SHERIFF OF COLUMBIA..... COUNTY, PENNA.

To satisfy the judgement, interest and costs against Ronald D. Samsel and Janet E. Samsel

Defendant (s);

(1) You are directed to levy upon the property of the defendant (s) and to sell his, her (or their) interest therein; (Inquisition and Exemption Laws waived and Condemnation agreed to)

(2) You are also directed to attach the property of the defendant not levied upon in the possession of

as Garnishee (s)

(Specifically describe property)

ALL that certain piece or parcel of land situate in the Borough of Berwick (formerly Borough of West Berwick) Columbia County, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Fifth Avenue at the corner of Lot No. 1667; thence in an easterly direction along Fifth Avenue a distance of 90 feet to corner of Lot No. 1664; thence in a northerly direction along said lot a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet to the corner of Lot No. 1667; thence in a southerly direction along said lot a distance of 160 feet to Fifth Avenue, the place of beginning.

BEING Lots Nos. 1665 and 1666 of the Berwick Land Improvement Company's Addition to Berwick.

and to notify the Garnishee (s) that

(a) an attachment has been issued;

(b) the garnishee (s) is enjoined from paying any debt to or for the account of the defendant (s) and from delivering any property of the defendant (s) or otherwise disposing thereof.

(3) If the property of the defendant not levied upon and subject to attachment is found in the possession of anyone other than the named garnishee (s), you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

Amount due \$ 3861.95.....

Interest from 2/10/79...495.81....

Atty. commission 193.00

Total 4550.76....

Plus costs as per endorsement hereon.

FREDERICK J. PETERSON.....

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

By:

Barbara M. Klairch
CHIEF Deputy

Dated December 4, 1980.
(SEAL)

UNITED PENN BANK, : IN THE COURT OF COMMON PLEAS
Plaintiff, : OF THE 26TH JUDICIAL DISTRICT
 : COLUMBIA COUNTY BRANCH
vs. :
 : CIVIL ACTION - LAW
RONALD D. SAMSEL and : ¹²⁹⁸
JANET E. SAMSEL, : NO. ~~42~~ OF 1980
Defendants. : IN ASSUMPSIT

NOTICE OF SALE OF REAL PROPERTY

TO: RONALD D. SAMSEL JANET E. SAMSEL
1115 Fifth Avenue 328 Martz Street
Berwick, Penna. 18603 Berwick, Penna. 18603

YOU ARE HEREBY NOTIFIED that a Writ of Execution has been issued at the suit of the Plaintiff above named and judgment entered as set forth above, and that certain real estate situate in the Borough of Berwick, County of Columbia and State of Pennsylvania, of which you are the owner or the reputed owner, will be exposed to public sale by the Sheriff of Columbia County on the 10th day of February, 1981, at 2:30 P.M. in the Sheriff's Office, Columbia County Courthouse, Bloomsburg, Pennsylvania.

The property to be sold is described as follows:

ALL that certain piece or parcel of land situate in the Borough of Berwick (formerly Borough of West Berwick) Columbia County, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Fifth Avenue at the corner of Lot No. 1667; thence in an easterly direction along Fifth Avenue a distance of 90 feet to corner of Lot No. 1664; thence in a northerly direction along said lot a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet to the corner of Lot No. 1667; thence in a southerly direction along

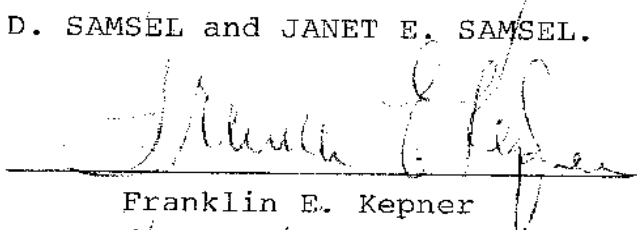
said lot a distance of 160 feet to Fifth Avenue, the place of beginning. Upon which is erected a two (2) story double dwelling.

BEING Lots Nos. 1665 and 1666 of the Berwick Land Improvement Company's Addition to Berwick.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on the 13th day of February, 1981, 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 in execution at the suit of United Penn Bank, Plaintiff, vs. Ronald D. Samsel and Janet E. Samsel, Defendants.

Said premises will be sold by the Sheriff of Columbia County, Pennsylvania. The names of the owners or reputed owners of said property are: RONALD D. SAMSEL and JANET E. SAMSEL.


Franklin E. Kepner

Kepner & Kepner
Attorneys at Law
United Penn Bank Bldg.
Berwick Penna 16603

UNITED PENN BANK

PLAINTIFF

No. 73 of Term 1980

V.S.

RONALD D. SAMSEL and

JANET E. SAMSEL

DEFENDANTS

To: VICTOR B. VANDLING Sheriff

Seize, levy, advertise and sell all the ~~personal~~ ^{Real} property of the defendant on the premises located at
Borough of Berwick, Columbia County, Pennsylvania (fully described on Writ of Execution)

Seize, levy, advertise and sell all right, title and interest of the defendant in the following vehicle:

Make	Model	Motor Number	Serial Number	License Number
------	-------	--------------	---------------	----------------

which vehicle may be located at

You are hereby released from all responsibility in not placing watchman or insurance on ~~personal~~ & real property levied on by virtue of this writ. Plaintiff guarantees towing and storage charges.

Frank E. Kline
Attorney for Plaintiff

UNITED PENN BANK,
Plaintiff,

vs.

RONALD D. SAMSEL and
JANET E. SAMSEL,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
: CIVIL ACTION - LAW
:
: NO. 1298 of 1980
: IN ASSUMPSIT

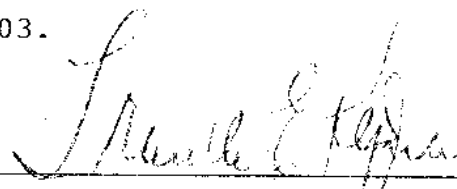
A F F I D A V I T

COMMONWEALTH OF PENNSYLVANIA)

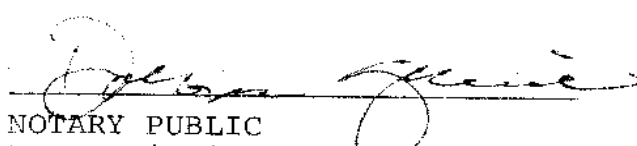
) ss:
)

COUNTY OF COLUMBIA

I, Franklin E. Kepner, Esquire, certify that the last known address of Janet E. Samsel is 328 Martz Street, Berwick, Columbia County, Pennsylvania, 18603.


Franklin E. Kepner

Sworn to and subscribed
before me this 4th day
of December, 1980.


NOTARY PUBLIC

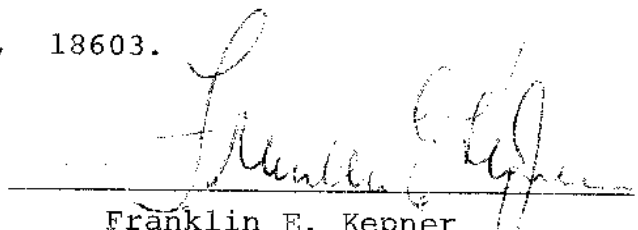
My commission expires: 3/28/81
Berwick, Columbia County, Penna.

UNITED PENN BANK, : IN THE COURT OF COMMON PLEAS
Plaintiff, : OF THE 26TH JUDICIAL DISTRICT
 : COLUMBIA COUNTY BRANCH
vs. :
 : CIVIL ACTION - LAW
RONALD D. SAMSEL and :
JANET E. SAMSEL, : No. 1298 of 1980
Defendants. : IN ASSUMPSIT


A F F I D A V I T

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF COLUMBIA)

I, Franklin E. Kepner, Esquire, certify that the last known address of Ronald D. Samsel is 1115 Fifth Avenue, Berwick, Columbia County, Pennsylvania, 18603.


Franklin E. Kepner

Sworn to and subscribed
before me this 4th day
of December, 1980.


NOTARY PUBLIC

My commission expires: 3/28/81
Berwick, Columbia County, Penna.

REALTY TRANSFER TAX
AFFIDAVIT OF VALUE

FOR RECORDER'S USE ONLY
BOOK NUMBER _____
PAGE NUMBER _____
DATE RECORDED _____

COMPLETE APPLICABLE SECTIONS IN FULL AND FILE IN DUPLICATE WITH RECORDER OF DEEDS WHEN (1) THE FULL CONSIDERATION IS NOT SET FORTH IN THE DEED, (2) THE TRANSFER IS WITHOUT CONSIDERATION OR GIFT, OR (3) A TAX EXEMPTION IS CLAIMED. (REFER SECT. 8, RTT ACT OF DEC. 27, 1951, P.L. 1742 AS AMENDED)

SECTION I
(COMPLETE FOR ALL TRANSACTIONS)

Ronald D. Samsel And Janet E. Samsel, by Sheriff of Cal. Co., PA
GRANTOR (S) ADDRESS ZIP CODE

United Penn Bank Berwick 17503
GRANTEE (S) ADDRESS ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

1115 5TH AVE. BERWICK Berwick Columbia
R.D. STREET & NUMBER OR OTHER DESCRIPTION NAME OF LOCAL GOVERNMENTAL UNIT COUNTY

✓ FULL CONSIDERATION \$ _____ HIGHEST ASSESSED VALUE \$ 1170.00

FAIR MARKET VALUE \$ 3510.00 REALTY TRANSFER TAX PAID \$ _____ ✓

TAX EXEMPT TRANSACTIONS: IF TRANSFER IS PARTIALLY OR WHOLLY EXEMPT, SHOW AMOUNT EXEMPT, REASON (S) AND CITE PORTION OF LAW.

IF THIS IS A TRANSFER FROM A STRAW, AGENT OR TRUST AGREEMENT, COMPLETE THE REVERSE SIDE.

SECTION II
(COMPLETE ONLY IF PROPERTY WAS SUBJECT TO LIEN OR MORTGAGE AT THE TIME OF TRANSFER)

EXISTING MORTGAGE: \$ _____ DISPOSITION _____

MORTGAGEE ADDRESS

EXISTING MORTGAGE: \$ _____ DISPOSITION _____

MORTGAGEE ADDRESS

EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____

LIENHOLDER ADDRESS

EXISTING LIEN OR OBLIGATION: \$ _____ DISPOSITION _____

LIENHOLDER ADDRESS

SECTION III
(COMPLETE ONLY IF TRANSFER IS RESULT OF JUDICIAL SALE)

OFFICIAL CONDUCTING SALE Victor B. Vandling, Cal Co. Courthouse, Bloomsburg
NAME ADDRESS TITLE

SUCCESSFUL BIDDER _____
NAME ADDRESS TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ <u>1170.00</u>
JUDGEMENT PLUS INTEREST	\$ <u>4350.74</u>		
BID PRICE		\$	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ <u>245.40</u>	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$ <u>123.00</u>	\$	
OTHER (COSTS, ETC.)	\$ <u>279.83</u>	\$	
TOTAL	\$ <u>5151.19</u>	\$	\$ <u>1170.00</u>

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS _____

_____ DAY OF _____ 19 _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ 19 _____

ALL OF THE INFORMATION ENTERED
ON BOTH SIDES OF THIS AFFIDAVIT IS
TRUE, FULL AND COMPLETE TO THE
BEST OF MY KNOWLEDGE, INFORMATION
AND BELIEF.

☐ GRANTEE ☒ AGENT FOR GRANTEE
☐ GRANTOR ☐ AGENT FOR GRANTOR
☐ STRAW ☐ TRUSTEE



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

A. J. ZALE, Chief Deputy

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

January 8, 1981

United Penn Bank

vs

Ronald D. Samsel and

Janet E. Samsel

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 73 of 1980
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

On January 6, 1981 at 1:50 P.M., posted a copy of the SHERIFF'S
SALE bill on the property of Ronald D. and Janet E. Samsel, 1111 Fifth Avenue,
Berwick Borough,
Columbia County, Pennsylvania. Said posting performed by Columbia County Deputy
Sheriff John J. O'Brien.

So answers:

John J. O'Brien
Deputy Sheriff

For:

Victor B. Vandling
Victor B. Vandling
Sheriff, Col. Co.

Sworn and subscribed before me this
_____ day of _____.

Frederick J. Peterson, Prothonotary
Columbia County, Pennsylvania.



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

A. J. ZALE, Chief Deputy

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

December 8, 1980

United Penn Bank

vs

Ronald D. Samsel and
Janet E. Samsel

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 73 of 1980
WRIT OF EXECUTION

SERVICE ON RONALD D. SAMSEL

On December 5, 1980 at 5:40 P.M., a true and
attested copy of the within Writ of Execution and a true copy of the Notice
of Sheriff's Sale of Real Estate was served on the defendant, Ronald D.
Samsel at 1111 Fifth Ave., Berwick, Pa.
by Deputy Sheriff John J. O'Brien.
Service was made by personally handing said Writ of Execution and Notice of
Sheriff's Sale of Real Estate to the defendant.

So Answers:

John J. O'Brien
Deputy Sheriff

For:

Victor B. Vandling
Victor B. Vandling
Sheriff Columbia Co.

Sworn and subscribed before me
this day of
19 .

Frederick J. Peterson
Prothonotary, Columbia County, Pa.



OFFICE OF
SHERIFF OF COLUMBIA COUNTY
COURT HOUSE
BLOOMSBURG, PENNSYLVANIA, 17815

VICTOR B. VANDLING, Sheriff

TELEPHONE: 717-784-1991

A. J. ZALE, Chief Deputy

JOHN J. O'BRIEN, DEPUTY
LEE F. MENSINGER, DEPUTY
LINDA D. MOWERY, DEPUTY

December 8, 1980

United Penn Bank

vs

Ronald D. Samsel and
Janet E. Samsel

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 73 of 1980
WRIT OF EXECUTION

SERVICE ON JANET E. SAMSEL

On December 5, 1980 at 5:35 P.M., a true and
attested copy of the within Writ of Execution and a true copy of the Notice
of Sheriff's Sale of Real Estate was served on the defendant, Janet E.
Samsel at 328 Martz St., Berwick, Pa.
by Deputy Sheriff John J. O'Brien.
Service was made by personally handing said Writ of Execution and Notice of
Sheriff's Sale of Real Estate to the defendant.

So Answers:

John J. O'Brien
Deputy Sheriff

For:

Victor B. Vandling
Victor B. Vandling
Sheriff Columbia Co.

Sworn and subscribed before me
this day of
19 .

Frederick J. Peterson
Prothonotary, Columbia County, Pa.

WRIT OF EXECUTION – (MONEY JUDGEMENTS) Rules P.R.C.P. 3101 to 3149

UNITED PENN BANK,

PLAINTIFF,

VS

RONALD D. SAMSEL and

JANET E. SAMSEL,

DEFENDANTS.

No. 73 of 1980. Term 19.....E.D.

No. 1298 of 1980. Term 19.....J.D.

No. Term 19.....

WRIT OF EXECUTION
(MONEY JUDGEMENTS)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA.....

TO THE SHERIFF OF COLUMBIA..... COUNTY, PENNA.

To satisfy the judgement, interest and costs against Ronald D. Samsel and Janet E. Samsel

Defendant (s);

(1) You are directed to levy upon the property of the defendant (s) and to sell his, her (or their) interest therein; (Inquisition and Exemption Laws waived and Condemnation agreed to)

(2) You are also directed to attach the property of the defendant not levied upon in the possession of

as Garnishee (s)

(Specifically describe property)

ALL that certain piece or parcel of land situate in the Borough of Berwick (formerly Borough of West Berwick) Columbia County, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Fifth Avenue at the corner of Lot No. 1667; thence in an easterly direction along Fifth Avenue a distance of 90 feet to corner of Lot No. 1664; thence in a northerly direction along said lot a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet to the corner of Lot No. 1667; thence in a southerly direction along said lot a distance of 160 feet to Fifth Avenue, the place of beginning.

BEING Lots Nos. 1665 and 1666 of the Berwick Land Improvement Company's Addition to Berwick.

and to notify the Garnishee (s) that

(a) an attachment has been issued;

(b) the garnishee (s) is enjoined from paying any debt to or for the account of the defendant (s) and from delivering any property of the defendant (s) or otherwise disposing thereof.

(3) If the property of the defendant not levied upon and subject to attachment is found in the possession of anyone other than the named garnishee (s), you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

Amount due \$ 3861.95.....

Interest from 2/10/79...495.81....

Atty. commission 193.00

Total ..4550.76....

Plus costs as per endorsement hereon.

FREDERICK J. PETERSON.

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

By: *Barbara N. March*
CHIEF Deputy

Dated December 4, 1980.
(SEAL)

No. 73 OF 1980. Term, 19.....E.D.

No. Term, 19.....A.D.

No. 1298 of 1980..... Term, 19.....J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

UNITED PENN BANK,
PLAINTIFF,

vs

RONALD D. SAMSEL and
JANET E. SAMSEL,
DEFENDANTS.

Writ Of Execution

(Money Judgements)

Claim \$\$3,861.95
2-10-79
Interest from495.81
Atty. Comm.195.00
Inquisition & Exemption Laws waived
Condemnation agreed to.

Costs

Shiff V
Prothy Paid (Writ) \$10.00 Pd.
Judgement Fee 6.00 Pd.
Clerk Tax 3.50 Pd.
Satisfaction Kepner & Kepner
Attorneys At Law

United Penn Bank Building
Bartick, Pennsylvania 18603
Attorney for Plaintiff (s)

Address:
Where papers may be served.

WRIT OF EXECUTION - (MONEY JUDGEMENTS) Rules P.R.C.P. 3101 to 3149

UNITED PENN BANK,

PLAINTIFF,

vs

RONALD D. SAMSEL and

JANET E. SAMSEL,

DEFENDANTS.

No. 73 of 1980 Term 19 E.D.

No. 1298 of 1980 Term 19 J.D.

No. Term 19

WRIT OF EXECUTION
(MONEY JUDGEMENTS)

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA

TO THE SHERIFF OF COLUMBIA COUNTY, PENNA.

To satisfy the judgement, interest and costs against Ronald D. Samsel and Janet E. Samsel

Defendant (s);

(1) You are directed to levy upon the property of the defendant (s) and to sell his, her (or their) interest therein; (Inquisition and Exemption Laws waived and Condemnation agreed to)

(2) You are also directed to attach the property of the defendant not levied upon in the possession of

as Garnishee (s)

(Specifically describe property)

ALL that certain piece or parcel of land situate in the Borough of Berwick (formerly Borough of West Berwick) Columbia County, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Fifth Avenue at the corner of Lot No. 1667; thence in an easterly direction along Fifth Avenue a distance of 90 feet to corner of Lot No. 1664; thence in a northerly direction along said lot a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet to the corner of Lot No. 1667; thence in a southerly direction along said lot a distance of 160 feet to Fifth Avenue, the place of beginning.

BEING Lots Nos. 1665 and 1666 of the Berwick Land Improvement Company's Addition to Berwick.

and to notify the Garnishee (s) that

(a) an attachment has been issued;

(b) the garnishee (s) is enjoined from paying any debt to or for the account of the defendant (s) and from delivering any property of the defendant (s) or otherwise disposing thereof.

(3) If the property of the defendant not levied upon and subject to attachment is found in the possession of anyone other than the named garnishee (s), you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

Amount due \$ 3861.95

Interest from 2/10/79 495.81

Atty. commission 193.00

Total 4550.76

Plus costs as per endorsement hereon.

FREDERICK J. PETERSON.

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

By: Barbara M. Slawch
CHIEF Deputy

Dated December 4, 1980
(SEAL)

UNITED PENN BANK,
Plaintiff,

vs.

RONALD D. SAMSEL and
JANET E. SAMSEL,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
: CIVIL ACTION - LAW
: ¹²⁹⁸
: NO. ~~48~~ OF 1980
: IN ASSUMPSIT

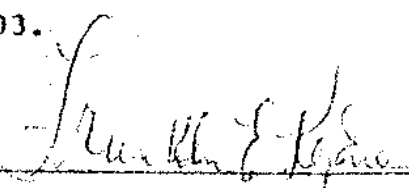
A F F I D A V I T

COMMONWEALTH OF PENNSYLVANIA)

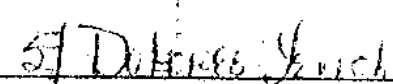
COUNTY OF COLUMBIA)

SS:

I, Franklin E. Kepner, Esquire, certify that the last known address of Janet E. Samsel is 328 Martz Street, Berwick, Columbia County, Pennsylvania, 18603.


Franklin E. Kepner

Sworn to and subscribed
before me this 17 th day
of December, 1980.


NOTARY PUBLIC

My commission expires: 3/28/81
Berwick, Columbia County, Penna.

UNITED PENN BANK,
Plaintiff,

vs.

RONALD D. SAMSEL and
JANET E. SAMSEL,
Defendants.

: IN THE COURT OF COMMON PLEAS
: OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
:

: CIVIL ACTION - LAW

: No. ¹²⁹⁸~~48~~ OF 1980
: IN ASSUMPSIT

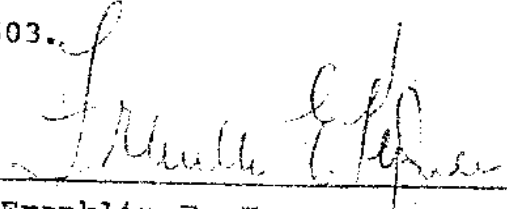
A F F I D A V I T

COMMONWEALTH OF PENNSYLVANIA }


COUNTY OF COLUMBIA }

ss:

I, Franklin E. Kepner, Esquire, certify that the last known address of Ronald D. Samsel is 1115 Fifth Avenue, Berwick, Columbia County, Pennsylvania, 18603.


Franklin E. Kepner

Sworn to and subscribed
before me this 9 th day
of December, 1980.


NOTARY PUBLIC

My commission expires: 3/28/81
Berwick, Columbia County, Penna.

WRIT OF EXECUTION -- (MONEY JUDGEMENTS) Rules P.R.C.P. 3101 to 3149

UNITED PENN BANK,
.....
PLAINTIFF,
.....
vs
.....
RONALD D. SAMSEL and
.....
JANET E. SAMSEL,
.....
DEFENDANTS.

No. 73 of 1980. Term 19.....E.D.
No. 1298 of 1980. Term 19.....J.D.
No. Term 19.....

**WRIT OF EXECUTION
(MONEY JUDGEMENTS)**

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF COLUMBIA.....
TO THE SHERIFF OF COLUMBIA..... COUNTY, PENNA.

To satisfy the judgement, interest and costs against Ronald D. Samsel and Janet E. Samsel

..... Defendant (s);

(1) You are directed to levy upon the property of the defendant (s) and to sell his, her (or their) interest therein; (Inquisition and Exemption Laws waived and Condemnation agreed to)

(2) You are also directed to attach the property of the defendant not levied upon in the possession of

..... as Garnishee (s)

(Specifically describe property)

ALL that certain piece or parcel of land situate in the Borough of Berwick (formerly Borough of West Berwick) Columbia County, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING on the north side of Fifth Avenue at the corner of Lot No. 1667; thence in an easterly direction along Fifth Avenue a distance of 90 feet to corner of Lot No. 1664; thence in a northerly direction along said lot a distance of 160 feet to a 15 foot alley; thence in a westerly direction along said alley a distance of 90 feet to the corner of Lot No. 1667; thence in a southerly direction along said lot a distance of 160 feet to Fifth Avenue, the place of beginning.

BEING Lots Nos. 1665 and 1666 of the Berwick Land Improvement Company's Addition to Berwick.

and to notify the Garnishee (s) that

(a) an attachment has been issued;

(b) the garnishee (s) is enjoined from paying any debt to or for the account of the defendant (s) and from delivering any property of the defendant (s) or otherwise disposing thereof.

(3) If the property of the defendant not levied upon and subject to attachment is found in the possession of anyone other than the named garnishee (s), you are directed to notify him that he has been added as a garnishee and is enjoined as above stated.

Amount due \$ 3861.95.....

Interest from 2/10/79...495.81.....

Atty. commission 193.00

Total .4550..76....

Plus costs as per endorsement hereon.

FREDERICK J. PETERSON.

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

By: *Barbara M. March*
CHIEF Deputy

Dated December 4, 1980.
(SEAL)

No. 73 of 1980. Term, 19.....E.D.

No. Term, 19.....A.D.

No. 1298 of 1980. Term, 19.....J.D.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

UNITED PENN BANK,
PLAINTIFF,

vs

RONALD D. SAMSEL and
JANET E. SAMSEL,
DEFENDANTS.

Writ Of Execution

(Money Judgements)

Claim \$ 3,861.95
2-10-79
Interest from 495.81
Atty. Comm. 193.00
Inquisition & Exemption Laws waived
Condemnation agreed to.

Costs

Shff, V.
Prothy Paid (Writ) \$ 10.00 Pd.
Judgement Fee 6.00 Pd.
Gier Tax 50 Pd.
Satisfaction Kepner & Kepner
Attorneys At Law
United Penn Bank Building
Perrylock Pennsylvania 18603
Attorney for Plaintiff (s)

Address:

Where papers may be served.