



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. MENBINDER, DEPUTY
LINDA D. MOWERY, DEPUTY

May 1, 1981

Joseph Serling
Attorney at Law
960 United Penn Bank Building
Wilkes-Barre, Pa. 18701

Re: Susquehanna Savings Assn.

vs.

Twin Hills Development Corp.

No.'s 13, 14, 15, 16 & 17 of 1981ED

Dear Mr. Serling,

For your information and guidance, the following is a breakdown of the price paid for each of the five (5) parcels sold at Sheriff's Sale in Columbia County on April 30, 1981.

<u>Lot</u>	<u>Bid Price</u>	<u>You Paid</u>	<u>Poundage</u>	<u>Total</u>
No. 35	\$ 4000.00	\$ 441.34	\$ 35.00	\$ 476.34
No. 20	431.62	431.62	8.63	440.25
No. 10	430.54	430.54	8.61	439.15
No. 34	15100.00	430.54	90.50	521.04
No. 23	441.34	441.34	8.83	450.17
		\$2175.38	+ \$151.57	= \$2326.95

Distribution is scheduled to be made May 19, 1981. Unless exceptions are filed prior to this date, deeds will be filed in the Register and Records office with instructions to be forwarded to you. Unless I hear from you otherwise, the recital for that furnished on Lot 35 (No. 1930 of 1980 J.D., No. 13 of 1981 E.D.) will be changed from Quote, "IMPROVED with a single family dwelling, etc." to as you directed to, "Improved with a FOUNDATION, etc." Please advise this office if there are to be any other additions, deletions or corrections before the said Sheriff's Deed is prepared for recording.

Very truly yours,

A. J. Zale,
Chief Deputy Sheriff

AJZ/ldm



Susquehanna Savings Association

WILKES-BARRE, PA.



812667555

50-1042
223

Pay

Exactly \$2178 and 38 cts

TO
THE
ORDER
OF

Sheriff of Columbia County

DATE

AMOUNT

4/29/81

\$2,178.38

DRAWER: SUSQUEHANNA SAVINGS ASSOCIATION

Lee Casper
AUTHORIZED SIGNATURE

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

⑆0223⑆⑆1042⑆ 8⑆403479 812667555

PLEASE DETACH BEFORE DEPOSITING

Charge Mortgages:

812667555

Twin Hills Development Corporation
7205 New Berwick Highway
Bloomsburg, Pa.
\$2,178.38
Paid to Sheriff of Columbia County
Sheriff Sale costs
ap

Susquehanna Savings Association

1148

PAY
TO THE
ORDER OF

Sheriff of Columbia County
One Thousand Four Hundred Eight

Apr 29 1981

60-56
313

\$1485
457/100 DOLLARS

FIRST EASTERN BANK

Wilkes-Barre, Pa.

JOSEPH SERLING, ATTORNEY-AT-LAW

FOR

Joseph Serling

⑆001148⑆ ⑆031300562⑆ ⑆437⑆376⑆7⑆

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)

Twin Hills Development Corporation by the Sheriff of Columbia County

GRANTOR (S)

ADDRESS

ZIP CODE

Susquehanna Savings Association, Wilkes-Barre, Pa. 18701

GRANTEE (S)

ADDRESS

ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

Lot 35, Lion Hills Development, Bloomsburg, South Centre Twp. Columbia

R.D. STREET & NUMBER OR OTHER DESCRIPTION

NAME OF LOCAL GOVERNMENTAL UNIT

COUNTY

FULL CONSIDERATION \$ 4000.00 HIGHEST ASSESSED VALUE \$ 360.00

FAIR MARKET VALUE \$ 1080.00 REALTY TRANSFER TAX PAID \$ None

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

Mortgage holder exempt - Act 253-1978

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, Col. Co. Courthouse, Blbg. - Sheriff

SUCCESSFUL BIDDER Susquehanna Savings Association, Wilkes-Barre, Pa.

NAME

ADDRESS

TITLE

NAME

ADDRESS

TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 360.00
JUDGEMENT PLUS INTEREST	\$ 48,458.04		
BID PRICE		\$ 4000.00	
PRIOR RECORDED LIEN	\$ ----	\$	
PRIOR RECORDED MORTGAGE	\$ ----	\$	
PRIOR RECORDED MORTGAGE	\$ ----	\$	
UNPAID REAL ESTATE TAXES	\$ 118.79	\$	
WATER RENT DUE	\$ ----	\$	
SEWAGE RENT DUE	\$ ----	\$	
ATTORNEY FEES	\$ ----	\$	
OTHER (COSTS, ETC.)	\$ 369.80	\$	
TOTAL	\$ 48,946.63	\$ 4000.00	\$ 360.00

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

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on Thursday the 30th day of April 19 81, at 2:00 o'clock P. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to Susquehanna Savings Association, 31 West Market Street, Wilkes-Barre, Pa.

for the price or sum of \$4000.00 plus \$35.00 poundage Four Thousand and 00/100 ----- 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: To costs

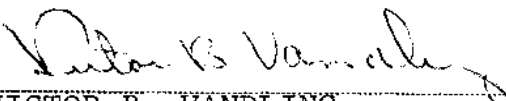
SHERIFF'S COST:		
Sale Cost	\$81.75	
Poundage	35.00	
		\$116.75
Press-Enterprise		182.20
Henrie Printing		30.00
Prothonotary of Columbia County		13.00
Recorder of Deeds of Columbia County		15.60
Harold W. Sharrow, Tax Collector, South Centre Twp.		17.60
Columbia County Tax Claim Bureau (1980 Taxes)		101.19

NOTE: Plaintiff was buyer of this Real Estate. Actual monies paid was \$441.34 (Taxes and costs) plus \$35.00 poundage or total of \$476.34.

Susquehanna Savings Association
vs.
Twin Hills Development Corporation,
A Pennsylvania Corporation
No. 1930 of 1980 J.D.
No. 13 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa. }
May 8, 1981

So answers


VICTOR B. VANDLING Sheriff

SUSQUEHANNA SAVINGS
ASSOCIATION

Plaintiff

vs.

TWIN HILLS DEVELOPMENT
CORPORATION, a Pennsylvania
Corporation

Defendant

IN THE COURT OF COMMON PLEAS

OF COLUMBIA COUNTY

CIVIL ACTION-- LAW

Action of Mortgage Foreclosure

No. 1930 of 1980

NOTICE OF SHERIFF'S SALE OF
REAL ESTATE


TO TWIN HILLS DEVELOPMENT CORPORATION, Defendant
herein and title owner of the real estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned
Writ of Execution, issued under the above-captioned Judgment, directed to the
Sheriff of Columbia County, there will be exposed to public sale, by vendur
or outcry to the highest and best bidders, for cash, in the Sheriff's Office,
Court House, Bloomsburg, Columbia County, Pennsylvania, on **THURSDAY,**
APRIL 30 , 1981 at **2:00** o'clock **P.M.**, in the afternoon of
the said day, all your right, title and interest in and to ALL that certain piece
or parcel of land situate in the Township of South Centre, County of Columbia,
and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the northern edge of Amron Drive;

said pin being the southwest corner of Lot #34 and the southeast corner of lands described herein; THEN by Amron Drive South 71 degrees 40 minutes 00 seconds West 86.96 feet to an iron pin at the intersection of Amron Drive with Township Route #646; THEN on a curve to the right having a radius of 25 feet an arc distance of 43.70 feet; THEN by Township Route #646 North 8 degrees 10 minutes 00 seconds West 147.91 feet to an iron pin; THEN by other lands of the Grantors North 71 degrees 40 minutes 00 seconds East 85.46 feet to an iron pin; THEN by Lot #34 South 18 degrees 20 minutes 00 seconds East 175 feet to the place of beginning. CONTAINING 17,500.67 square feet. SUBJECT to covenants and restrictions for Lion Hills Development as set forth in chain of title. BEING the same premises conveyed by Gaylord M. Cryder, unmarried, et al., to Twin Hills Development Corporation, by deed dated May 3, 1977, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 281 at page 142. IMPROVED with a single family dwelling, which has the address of Lot #35, Lion Hills Development, Bloomsburg, S. Centre Twp., Columbia County, Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on **MAY 8**, 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.


JOSEPH SERLING
Atty. for Plaintiff
960 United Penn Bank Bldg.,
Wilkes-Barre, Pa. 18701

SUSQUEHANNA SAVINGS
ASSOCIATION

Plaintiff

vs.

TWIN HILLS DEVELOPMENT
CORPORATION, a Pennsylvania
Corporation

Defendant

: IN THE COURT OF COMMON PLEAS

: OF COLUMBIA COUNTY

: CIVIL ACTION--LAW

Action of Mortgage Foreclosure

:

:

:

No. 1930 of 1980

AFFIDAVIT OF WHEREABOUTS OF
DEFENDANT

JANE R. SMITH being duly sworn according to law does aver that she is the Assistant Secretary of Susquehanna Savings Association, and as such is authorized to make this Affidavit in its behalf, and to the best of her personal knowledge, information and belief the name and last known address of the Owner and Defendant in the Judgment in the within Bond of Twin Hills Development Corporation is 7205 New Berwick, Bloomsburg, Columbia County, Pennsylvania.

Jane R. Smith
JANE R. SMITH

Sworn to and subscribed
before me this 4 day
of February, 1981.

[Signature]

Notary Public

My Commission Expires:

NOTARY PUBLIC

Perth, Luzerne County, Pa.

My Commission Expires March 18, 1982

LIST OF LIENS

VERSUS

.....TWIN HILLS DEVELOPMENT CORPORATION.....

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

1ST National Bank of Mocanagua	}	No. ...1755... of	Term, 19. 79.
.....		Real Debt .....	||\$29,785.00...
.....		Interest from ....10-1-79.....	|| .....
.....		Commission .....	|| .....
.....		Costs .....	|| .....
.....		Judgment entered ....10-25-79.....	.....
.....		Date of Lien ....11-1-79.....	.....
.....		Nature of Lien ....Note.....	.....

versus

1st National Bank of Mocanagua	}	No. ...1756... of	Term, 19. 79.
.....		Real Debt .....	||\$16,100.00...
.....		Interest from ....10-1-79.....	|| .....
.....		Commission .....	|| .....
.....		Costs .....	|| .....
.....		Judgment entered ....10-25-79.....	.....
.....		Date of Lien ....10-1-79.....	.....
.....		Nature of Lien ....Note.....	.....

versus

1st National Bank of Mocanagua	}	No. ...1757... of	Term, 19. 79.
.....		Real Debt .....	||\$17,250.00...
.....		Interest from ....10-1-79.....	|| .....
.....		Commission .....	|| .....
.....		Costs .....	|| .....
.....		Judgment entered ....10-25-79.....	.....
.....		Date of Lien ....10-1-79.....	.....
.....		Nature of Lien ....Note.....	.....

versus

United Penn Bank	}	No. ...2011... of	Term, 19. 79.
.....		Real Debt .....	||\$40,000.00...
.....		Interest from ....11-9-79.....	|| .....
.....		Commission .....	|| .....
.....		Costs .....	|| .....
.....		Judgment entered ....12-7-79.....	.....
.....		Date of Lien ....11-9-79.....	.....
.....		Nature of Lien ....Note.....	.....

versus

Universal Suppliers, Inc.	}	No. ....932... of	Term, 19. 80
.....		Real Debt .....	||\$ 5,155.83...
.....		Interest from ....2-27-80.....	|| .....
.....		Commission .....	|| .....
.....		Costs .....	|| .....
.....		Judgment entered ....6-11-80.....	.....
.....		Date of Lien ....2-27-80.....	.....
.....		Nature of Lien ....Note.....	.....

versus

Twin Hills Development, Et Al
Leo Yodanis, Sr., Indis

LIST OF LIENS

VERSUS

TWIN HILLS DEVELOPMENT CORP.

Court of Common Pleas of Columbia County, Pennsylvania.

Poloron Homes, Inc.	}	No. 979 of Term, 19. 80.
		Real Debt ||\$25,000.00..
		Interest from 5-9-80 ||
versus		Commission ||
		Costs ||
Twin Hills Development Corp.		Judgment entered 6-18-80
Et Al Leo S. Yockek, Jr.		Date of Lien 5-9-80
	Nature of Lien Note	

Donald Reichart Lumber & Supplies, Inc.	}	No. 1587 of Term, 19. 80.
		Real Debt ||\$21,386.40..
		Interest from 8-1-80 ||
versus		Commission ||
		Costs ||
Twin Hills Development Corp.		Judgment entered 10-8-80
10-11-80		Date of Lien 8-1-80
	Nature of Lien Note	

Faxon Lumber Company	}	No. 174 of Term, 19. 81.
		Real Debt ||\$ 8,900.00..
		Interest from 2-2-81 ||
versus		Commission ||
		Costs ||
Twin Hills Development Corp.		Judgment entered 2-9-81
		Date of Lien 2-2-81
	Nature of Lien Note	

Susquehanna Savings Association	}	No. 1925 of Term, 19. 80.
		Real Debt ||\$48,557.09..
		Interest from 3-1-81 ||
versus		Commission ||
		Costs ||
Twin Hill Development Corp.		Judgment entered 2-20-81
		Date of Lien 3-1-81
	Nature of Lien Default Judgment	

Susquehanna Savings Association	}	No. 1926 of Term, 19. 80.
		Real Debt ||\$ 48,630.33..
		Interest from 3-1-81 ||
versus		Commission ||
		Costs ||
Twin Hills Development Corp.		Judgment entered 2-20-81
		Date of Lien 3-1-81
	Nature of Lien 2-20-81 Default Judgment	

LIST OF LIENS

VERSUS

.....TWIN HILLS DEVELOPMENT CORP.

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

..Susquehanna Savings Association)

versus

..Twin Hills Development Corp.)

No. ...1927... of Term, 19...80
Real Debt ||\$48,535.35...
Interest from ...3-1-81..... ||
Commission ||
Costs ||
Judgment entered 2-20-81.....
Date of Lien 3-1-81.....
Nature of Lien Default Judgment.....

..Susquehanna Savings Association)

versus

..Twin Hills Development Corp.)

No. ...1928... of Term, 19...80
Real Debt ||\$55,179.90...
Interest from ...3-1-81..... ||
Commission ||
Costs ||
Judgment entered 2-20-81.....
Date of Lien 3-1-81.....
Nature of Lien Default judgment.....

..Susquehanna Savings Association)

versus

..Twin Hills Development Corp.)

No. ...1930... of Term, 19...80
Real Debt ||\$48,458.04...
Interest from ...3-1-81..... ||
Commission ||
Costs ||
Judgment entered 2-20-81.....
Date of Lien 3-1-81.....
Nature of Lien Default Judgment.....

..Donald E. Bower, Inc.)

versus

..Twin Hills Development Corp.)

No.301... of Term, 19...81
Real Debt ||\$ 14,908.63...
Interest from ...2-27-81..... ||
Commission ||
Costs ||
Judgment entered 3-9-81.....
Date of Lien 2-27-81.....
Nature of Lien Note.....

..Susquehanna Savings Assoc.)

versus

..Twin Hills Development Corp.)

No. ...1929... of Term, 19...81
Real Debt ||\$44,336.53...
Interest fromDec..1980... ||
Commission ||
Costs ||
Judgment entered 3-18-81.....
Date of Lien 12-1980.....
Nature of Lien Default Judgment.....

LIST OF LIENS

VERSUS

TWIN HILLS DEVELOPMENT CORP.

Court of Common Pleas of Columbia County, Pennsylvania.

Commonwealth of Pa.
Dept. of Revenue
versus
Twin Hills Development Corp.

No. 406 of Term, 19 81
Real Debt ||\$ 430.62
Interest from ||
Commission ||
Costs ||
Judgment entered 3-23-81
Date of Lien
Nature of Lien State Tax Lien

Commonwealth of Pa.
Dept. of Labor & Industry
versus
Twin Hills Development Cor.

No. 437 of Term, 19 81
Real Debt ||\$ 921.69
Interest from ||
Commission ||
Costs ||
Judgment entered 3-26-81
Date of Lien
Nature of Lien State Tax Lien

versus

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

versus

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

versus

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

State of Pennsylvania }
County of Columbia } ss.

Beverly J. Michael, Acting

I, ~~Frank B. Michael~~ 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

Twin Hills Development Corporation

and find as follows:

SEE PHOTOSTATIC COPIES ATTACHED.

Fee \$1.50

In testimony whereof I have set my hand and
seal of office this 15th day of April
A.D., 19 81

Beverly J. Michael RECORDER

MORTGAGE

THIS MORTGAGE is made this 27th day of AUGUST 1979, between the Mortgagor, TWIN HILLS DEVELOPMENT CORPORATION, a Penna. Corporation (herein "Borrower"), and the Mortgagee, SUSQUEHANNA SAVINGS ASSOCIATION, a corporation organized and existing under the laws of the State of Pennsylvania, whose address is 31 West Market Street, Wilkes-Barre, Pennsylvania 18701 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY SEVEN THOUSAND, SEVEN HUNDRED (\$37,700) Dollars, which indebtedness is evidenced by Borrower's note dated AUGUST 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on AUGUST 7, 1980

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of C O L U M B I A, State of Pennsylvania:

ALL that certain piece or parcel of land situate in the Township of South Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the northern edge of Amron Drive; said pin being the southwest corner of Lot #34 and the southeast corner of lands described herein; then by Amron Drive South 71 degrees 40 minutes 00 seconds West 86.96 feet to an iron pin at the intersection of Amron Drive with Township Route #648; then on a curve to the right having a radius of 25 feet an arc distance of 43.70 feet; then by Township Route #648 North 8 degrees 10 minutes 00 seconds West 147.91 feet to an iron pin; then by other lands of the Grantors North 71 degrees 40 minutes 00 seconds East 85.40 feet to an iron pin; then by Lot #34 South 18 degrees 20 minutes 00 seconds East 175 feet to the place of beginning;

CONTAINING 17,500.67 square feet.

SUBJECT to covenants and restrictions for Lion Hills Development as set forth in chain of title.

BEING the same premises conveyed by Gaylord M. Cryder, unmarried, et al., to Twin Hills Development Corporation, by deed dated May 3, 1977, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 281, at page 142.

TO BE IMPROVED with a single family dwelling,

which has the address of Lot #35, Lion Hills Development, Bloomsburg, S. Centre
Twp., Col. Co. (Street) (City)
Pennsylvania (herein "Property Address");
(State and Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may attain priority over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account, or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 30 days from the date notice is mailed by Lender to Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 18 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any Future Advances.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any, in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph, and in the event Borrower shall make payment directly, Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments. If under paragraph 18 hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition.

6. **Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Borrower and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

7. **Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and

Lender's written agreement or applicable law. Borrower shall pay the amount of all mortgage insurance premiums in the manner provided under paragraph 2 hereof.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. **Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

10. **Borrower Not Released.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

11. **Forbearance by Lender Not a Waiver.** Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

12. **Remedies Cumulative.** All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

13. **Successors and Assigns Bound; Joint and Several Liability; Captions.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

14. **Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

15. **Uniform Mortgage; Governing Law; Severability.** This form of mortgage combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage and the Note are declared to be severable.

16. **Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

17. **Transfer of the Property; Assumption.** If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 17, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and the Note.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 18 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

18. **Acceleration; Remedies.** Upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided by applicable law specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

19. **Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time

prior to at least one hour prior to the commencement of bidding at a sheriff's sale or other sale pursuant to this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. **Assignment of Rents; Appointment of Receiver; Lender in Possession.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

21. **Future Advances.** Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note.

22. **Release.** Upon payment of all sums secured by this Mortgage, Lender shall discharge this Mortgage, without charge to Borrower. Borrower shall pay all costs of recordation, if any.

23. **Purchase Money Mortgage.** If all or part of the sums secured by this Mortgage are lent to Borrower to acquire title to the Property, this Mortgage is hereby declared to be a purchase money mortgage.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Witnesses:

COMMONWEALTH OF PENNSYLVANIA, Columbia County ss:

On this, the 27th day of August, 1979, before me, Joseph H. Serling, a Notary Public in and for the County of Columbia, the undersigned officer, personally appeared James H. Bower, President, the attorney named in the foregoing Indenture of Mortgage, and by virtue of and in pursuance of the authority conferred upon him, acknowledged the said Mortgage to be the act and deed of the said Twin Hills Development Corporation.

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

My Commission expires:
12-12-79

Joseph H. Serling
Notary Public
Title of Office



RECEIVED BY RECORDER
COLUMBIA CO. PA.
AUG 28 4 19 PM '79
FEE \$50.00

HEREBY CERTIFY, that the precise residence of the Susquehanna Savings Association is 31 West Market Street, Wilkes-Barre, Pa.

JOSEPH SERLING

Attorney for Mortgagees

Recorded in the Office for Recording of Deeds in and for the County of Columbia, Commonwealth of Penn-
sylvania in Mortgage Book No. . . 196 . . Page . . 910 . . , etc.

WITNESS my hand and Seal of Office this 28th day of August, 1979.
4:19 p.m.

James H. Bower

No. 0607 #561	Mortgage	TWIN HILLS DEVELOPMENT CORPORATION	TO	Susquehanna Savings Association	Date: Aug. 27, 1979 Premises: Lot #35, Lion Hills Development, Bloomsburg, S. Centre Twp., Col Co. Penna. REAL DEBT: \$37,700. MONTHLY PAYMENT: Interest only; entire principal due and payable within one (1) year from date hereof. Record and Return to	Joseph Serling Attorney for Association	960 United Penn Bank Bldg Wilkes-Barre, Penna. 18701
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AND the said Twin Hills Development Corporation, doth hereby constitute and appoint Leo J. Yodock, Jr., President, to be its attorney for it and in its name, and as and for its corporate act and deed to acknowledge this Mortgage before any person having authority by the laws of the Commonwealth of Pennsylvania to take such acknowledgment, to the intent that the same may be duly recorded.

IN TESTIMONY WHEREOF, the said Twin Hills Development Corporation has caused this Indenture to be signed by its President, attested by its Secretary, and affixed hereto the common and corporate seal of the said Corporation, that it was so affixed by order of the Board of Directors of said Corporation, and that they signed their names hereto by like order the day and year first above written.

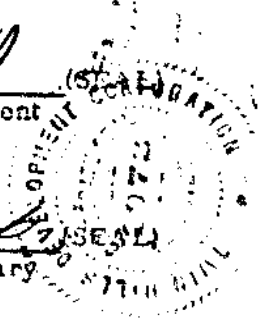
Signed, Sealed and Delivered
in the presence of:

TWIN HILLS DEVELOPMENT
CORPORATION

By: Leo J. Yodock, Jr.
President

Attest:

[Signature]
Secretary



DUQA 196 : 914

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

4312

MAY 1, 1981

60-59313

PAY
TO THE
ORDER OF

Press-Enterprise, Inc.

Eight Hundred Seventy Nine and ⁶⁸/₁₀₀

\$ 879. 68

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR SUSQ. SAV. ASSN. vs Twin Hills Develop.
No. 5 13, 14, 15, 16 and 17 of 1981 E.D.
Legal Ads

0031305936

Victor B. Vandling
572 810 00 05

91.10 Morning Press
91.10 Berwick Enterprise
Balance Due \$182.20

PRESS-ENTERPRISE, INC.
111 W. Main St., P. O. Box 210
Bloomsburg, Pa. 17815

Twin Hills Develop Lot #35

Victor Vandling

#13

85.70 Morning Press
85.70 Berwick Enterprise
Balance Due \$171.40

PRESS-ENTERPRISE, INC.
111 W. Main St., P. O. Box 210
Bloomsburg, Pa. 17815

Twin Hill Develop - Lot #10

Victor Vandling

#15

85.70 Morning Press
85.70 Berwick Enterprise
Balance Due \$171.40

PRESS-ENTERPRISE, INC.
111 W. Main St., P. O. Box 210
Bloomsburg, Pa. 17815

Twin Hills Develop - Lot #34

Victor Vandling

86.24 Morning Press
86.24 Berwick Enterprise
Balance Due \$172.48

PRESS-ENTERPRISE, INC.
111 W. Main St., P. O. Box 210
Bloomsburg, Pa. 17815

Twin Hill Develop - Lot #20

Victor Vandling

91.10 Morning Press
91.10 Berwick Enterprise
Balance Due \$182.20

PRESS-ENTERPRISE, INC.
111 W. Main St., P. O. Box 210
Bloomsburg, Pa. 17815

Twin Hills Development - Lot #23

Victor Vandling

\$\$:

Sworn and subscribed to before me this 19th day of June 1964

BEING the same premises conveyed by Gaylord M. Cryder, unmarried, et al., to Twin Hills Development Corporation, by deed dated May 3, 1977.

published; that the
 gal advertisement or
 aterested in the sub-
 ons in the foregoing

ary Public)

My Commission Expires
MATTHEW J. CREME, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES JUL. 5, 1981
Member, Pennsylvania Association of Notaries

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.

SHERIFF'S SALE

By virtue of a Writ of Execution No. 13 of 1981, issued out of the Court of Common Pleas of Columbia County, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on Thursday, April 30, 1981, at 2:00 o'clock

p.m., in the afternoon of the said day, all the right, title and interest of the Defendant in and to: ALL that certain piece or parcel of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the northern edge of Amron Drive; said pin being the southwest corner of Lot #34 and the southeast corner of lands described herein; THEN by Amron Drive South 71 degrees 40 minutes 00 seconds West 86.96 feet to an iron pin at the intersection of Amron Drive with Township Route #646; THEN on a curve to the right having a radius of 25 feet an arc distance of 43.70 feet; THEN by Township Route #646 North 8 degrees 10 minutes 00 seconds West 147.91 feet to an iron pin; THEN by other lands of the Grantors North 71 degrees 40 minutes 00 seconds East 85.46 feet to an iron pin; THEN by Lot #34 South 18 degrees 20 minutes 00 seconds East 175 feet to the place of beginning.

CONTAINING 17,500.67 square feet.

SUBJECT to covenants and restrictions for Lion Hills Development as set forth in chain of title.

BEING the same premises conveyed by Gaylord M. Cryder, unmarried, et al., to Twin Hills Development Corporation, by deed dated May 3, 1977, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 281, at page 142.

IMPROVED with a single family dwelling, which has the address of Lot 35 Lion Hills Development, Bloomsburg, S. Centre Twp., Columbia County, Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on May 8, 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 INTO EXECUTION at the suit of Susquehanna Savings Association vs. Twin Hills Development Corporation.

SAID PREMISES WILL BE SOLD BY:

Victor Vandling
Sheriff of
Columbia County

Joseph Serling, Atty.
Apr 8, 15, 22

STATE OF PENNSYLVANIA }
COUNTY OF COLUMBIA }

SS:

..... Paul R. Eyerly III, being duly sworn according to law says that Berwick Enterprise is a newspaper of general circulation with its principal 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 Sundays and 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 entitled which appeared in the issue of said newspaper on April 8, 15, 22, 19 81 exactly as printed that the affiant is one of the owners and publishers of said newspaper in which legal notice or advertisement was published; that neither the affiant nor Berwick Enterprise are interested in the subject matter of said notice and advertisement, and that all of the allegations in the statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this day of

(Notary Public)

My Commission Expires

MATTHEW J. CREME, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA COUNTY

MY COMMISSION EXPIRES JULY 5, 1981

Member, Pennsylvania Association of Notaries

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

MAKE CHECKS PAYABLE TO:

HAROLD B. SHARROW

HOURS

10:00 A.M. TO 4:00 P.M.
STATIONERS BY APPOINTMENT
PHONE 784-2173

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESS

TWIN HILLS DEVELOP
7200 W. BLOOMSBURG
BLOOMSBURG, PA

MAKE CHECKS PAYABLE TO:

HAROLD B. SHARROW
6300 W. ST. (N. R. RIDGE)
BLOOMSBURG, PA. 17815

HOURS

10:00 A.M. TO 4:00 P.M.
STATIONERS BY APPOINTMENT
PHONE 784-2173

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESS

TWIN HILLS DEVELOP
7200 W. BLOOMSBURG
BLOOMSBURG, PA

Phone: 717-784-1991
Extension 42

P. O. Box 380, BLOOMSBURG, PA. 17815 April 15, 19 81

Sheriff Victor Vandling

TO REGISTER AND RECORDER OF COLUMBIA COUNTY, PENNA. DR
COURT HOUSE

All fees belong to the County and must be paid in advance

Copywork, RE: Sheriff Sale of Lots Nos.

34, 10, 20, 35 and 23, Twin Hills Develop. Corp.,

\$ 28. 00

28.00
28.00

PLEASE PRESENT THIS NOTICE WHEN MAKING PAYMENT
Address all communications in connection with claims to:

TAX CLAIM BUREAU
COURT HOUSE
BLOOMSBURG, PA. 17815

Owner or Reputed Owner
Twin Hills Dev. Corp.
c/o Joe Yodock
R. D. #2
Bloomsburg, Pa. 17815

COUNTY

YEAR	FACE	PENALTY	INTEREST	COSTS	TOTAL
1980	108.45	10.85	54		119.84
SCHOOL DISTRICT					
YEAR	FACE	PENALTY	INTEREST	COSTS	TOTAL
1980	324.00	16.20	1.62		341.82

TOWN-BOROUGH-TOWNSHIP

YEAR	FACE	PENALTY	INTEREST	COSTS	TOTAL
1980	28.92	2.89	1.14		31.95
Filing and Entering Return					
Satisfaction of Claim					
					55.00
					10.00

50593 ÷ 5 = 10119.60
TCB No 1466

Total Claim 50593.61

Description of Property

Date May 1, 1991

12 05 9-3-1
DISTRICT MAP PARCEL

Interest must be computed to date of payment. You may call (717) 784-1991 prior to remittance for exact amount giving district map & parcel number indicated above.

NOTICE OF RETURN AND CLAIM

Notice is hereby given that the property above described has been returned to the Tax Claim Bureau of Columbia County for non-payment of taxes and a claim has been entered under the provisions of Act No. 542 of 1947. If payment of these taxes is not made to the Tax Claim Bureau on or before December 31 of this year, or no exceptions filed, the claim will become absolute. A redemption period of one year will commence or has commenced to run on July 1 of this year. If the claim is not paid in full before the end of the redemption period the property will be advertised and sold by the Tax Claim Bureau; no further redemption will be allowed after such sale. **Start with May and add 2.32 interest each month to total due.**

Beatrice Thompson
DIRECTOR TAX CLAIM BUREAU
COLUMBIA COUNTY, PA.

Checks are received subject to final payment and at risk of payor.
Checks payable to COUNTY OF COLUMBIA

NOTE: Interest at the rate of 12% per annum will be charged on delinquent taxes from the date of delinquency.

For Receipt: Enclose a Stamped, Self-addressed Envelope

4339

PAY
TO THE
ORDER OF

May 20, 1981

60-593
313

TO THE ORDER OF Prothonotary Columbia Co.

\$ 65.00

Sixty-five and $\frac{no}{100}$

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR #1's 10, 20, 23, 34 & 35 of PIED
Susp. Savings Assoc. U.S.
Twin Hills 0103130

010313059361

572-810-0111

05

Victor B. Vandling 820m
2008 10 00 05

4340

No. _____ TERM
SESS. 19____

TERM
SESS.

19_____

BLOOMSBURG, PA., April 8 1921

April 9

27

M Sheriff Office

vs.

Twin Hills

To FREDERICK J. PETERSON, Dr.

PROTHONOTARY AND CLERK OF THE COURTS OF COLUMBIA COUNTY

[illegible]

ADOLPHUS C. BROWN JR. - My Grandfather

Five Hundred Five and $\frac{93}{100}$

\$ 545.75

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsburg, Pa.

FOR Susq Savings U.S. Twin Hills

① 1:03 1305936.2

57 2008 10 01

05

Victor B. Vandling Glen

To the Honorable, the Judges within named:

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on Thursday the 30th day of April 1981, at 2:00

o'clock P. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to Susquehanna Savings Association, 31 West Market Street, Wilkes-Barre, Pa.

for the price or sum of \$4000.00 plus \$35.00 poundage

Four Thousand and 00/100 ----- 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: To costs

SHERIFF'S COST:

Sale Cost	\$81.75
Poundage	<u>35.00</u>

\$116.75

Press-Enterprise
Henrie Printing

182.20
30.00

Prothonotary of Columbia County

13.00

Recorder of Deeds of Columbia County

15.60

Harold W. Sharrow, Tax Collector, South Centre Twp.

17.60

Columbia County Tax Claim Bureau (1980 Taxes)

101.19

NOTE: Plaintiff was buyer of this Real Estate. Actual monies paid was \$441.34 (Taxes and costs) plus \$35.00 poundage or total of \$476.34.

Susquehanna Savings Association

vs.

Twin Hills Development Corporation,
A Pennsylvania Corporation
No. 1930 of 1980 J.D.
No. 13 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa. }

So answers

May 8, 1981


VICTOR B. VANDLING

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 Thursday the 30th day of April 1981, at 2:00

o'clock P. M., of said day at the Court House, in the Town of Bloomsburg, Pa., expose said premises to sale at public vendue or outcry, when and where I sold the same to Susquehanna Savings Association, 31 West Market Street, Wilkes-Barre, Pa.

for the price or sum of \$4000.00 plus \$35.00 poundage
Four Thousand and 00/100 ----- 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: To costs

SHERIFF'S COST:

Sale Cost	\$81.75
Poundage	<u>35.00</u>

\$116.75

Press-Enterprise	182.20
Henrie Printing	<u>30.00</u>

Prothonotary of Columbia County	13.00
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Recorder of Deeds of Columbia County	15.60
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Harold W. Sharrow, Tax Collector, South Centre Twp.	17.60
---	-------

Columbia County Tax Claim Bureau (1980 Taxes)	101.19
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NOTE: Plaintiff was buyer of this Real Estate. Actual monies paid was \$441.34 (Taxes and costs) plus \$35.00 poundage or total of \$476.34.

Susquehanna Savings Association

vs.

Twin Hills Development Corporation,
 A Pennsylvania Corporation
 No. 1930 of 1980 J.D.
 No. 13 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa. }

So answers

May 8, 1981

Victor B. Vandling
 VICTOR B. VANDLING

Sheriff

Sussex Savings Assn vs Pine Hills Development Corp.

THURSDAY, April 30, 1951

NO. 13 of 1951

WRIT OF EXECUTION:

Judgement --- Principal

\$ 47,446.72

TOTAL

Insurance

Interest from 12/50 to 3/51

1,011.32

Real Estate Tax

Interest from _____ to _____
_____ days @ \$ _____ per day

Total..... \$ 48,458.04

INITIAL PROTHONOTARY COSTS (PD. BY ATTY.)

Proth. (Writ)

Pro. Pd.

Shff. V.

Judg. Fee

Atty. Fee

Satisfaction

25.00

16.25

6.00

Total.....\$ 47.25 \$ 47.25

ATTORNEY FEES

Total.....\$ _____ \$ _____

SHERIFF'S COST OF SALE:

Docket & Levy

Service of Notice

Postage

Posting of Sale Bills (Bldg., Office, Lobby etc.)

Advertising, Sale Bills

Advertising, Newspapers

Mileage

Crying/Adjourn of Sale

Poundage (2% 1st \$1000 plus $\frac{1}{2}\%$ each \$ thereafter)

Sheriff's Deed (executing & registering)

10.75

5.00

15.00

5.00

5.00

16.00

5.00

20.00

Total.....\$ 81.75 \$ 81.75

Morning Press (Ads)

Berwick Enterprise (Ads)

Henrie Printing

Finance Charges

91.10

91.10

30.00

Total.....\$ 212.20 \$ 212.20

Prothonotary - List of Liens
Deed

10.00

Total..... \$ 10.00 \$ 10.00

Recorder of Columbia Co.

Deed, Search, Affidavit

State Stamps

Realty Transfer Stamps

10.00 + 0.40

Total..... \$ _____ \$ 10.40

REAL ESTATE TAXES:

Borough/Township & County Taxes, 1950

School Taxes, District _____, 1950

Parcel #1 1980 County, Sch. Dist. & Township

Parcel #2 _____ (Lot #35)

Parcel #3 _____

Parcel #4 _____

17.40

10.00

Total..... \$ 27.40 \$ 27.40

SEWERAGE RENT DUE:

Municipality _____ for 1950

\$ _____

\$ _____

PLUS:

Poundage 20.00

Realty Transfer Tax Pinehill

State Stamps _____

Total \$ 441.34

3/9/81

SHERIFF'S SALE

Dear Mr. Sharrow,

----- Please furnish this office a copy of the TAX STATEMENT on this property. -----

By virtue of a Writ of Execution No. 13 of 1981, issued out of the Court of Common Pleas of Columbia County, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on THURSDAY, APRIL 30, 1981 at 2:00 o'clock P. M., in the afternoon of the said day, all the right, title and interest of the Defendant in and to:

ALL that certain piece or parcel of land situate in the Township of South Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the northern edge of Amron Drive; said pin being the southwest corner of Lot #34 and the southeast corner of lands described herein; THEN by Amron Drive South 71 degrees 40 minutes 00 seconds West 86.96 feet to an iron pin at the intersection of Amron Drive with Township Route #646; THEN on a curve to the right having a radius of 25 feet an arc distance of 43.70 feet; THEN by Township Route #646 North 8 degrees 19 minutes 00 seconds West 147.91 feet to an iron pin; THEN by other lands of the Grantors North 71 degrees 40 minutes 00 seconds East 85.46 feet to an iron pin; THEN by Lot #34 South 18 degrees 20 minutes 00 seconds East 175 feet to the place of beginning.

CONTAINING 17,500.67 square feet.

SUBJECT to covenants and restrictions for Lion Hills Development as set forth in chain of title.

BEING the same premises conveyed by Gaylord M. Cryder, unmarried, et al., to Twin Hills Development Corporation, by deed dated May 3, 1977, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 281, at page 142.

IMPROVED with a single family dwelling, which has the address of Lot 35 Lion Hills Development, Bloomsburg, S. Centre Twp., Columbia County, Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on MAY 8, 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 INTO EXECUTION at the suit of
Susquehanna Savings Association vs. Twin Hills Development Corporation.
SAID PREMISES WILL BE SOLD BY:

VICTOR VANDLING
sheriff of Columbia County

JOSEPH SERLING ATTY.

3/7/81

Dear Mr. Sharrow,

Please furnish this office a copy of the TAX STATEMENT on this property.

Thank you,
(Signature)

SHERIFF'S SALE

By virtue of a Writ of Execution No. 14 of 1981, issued out of the Court of Common Pleas of Columbia County, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on THURSDAY, APRIL 30, 1981, at 2:15 o'clock P.M., in the afternoon of the said day, all the right, title and interest of the Defendant in and to:

ALL that certain piece or parcel of land situate in the Township of South Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the southern edge of Amron Drive; said pin being the northeast corner of Lot #19 and the northwest corner of lands described herein; THEN by the southern edge of Amron Drive North 71 degrees 40 minutes 00 seconds East 100 feet to an iron pin; THEN by Lot #21 South 18 degrees 20 minutes 00 seconds East 200 feet to an iron pin; THEN by other lands of the Grantors South 71 degrees 40 minutes 00 seconds West 100 feet to an iron pin; THEN by Lot #19 South 18 degrees 20 minutes 00 seconds East 200 feet to the place of beginning.

CONTAINING 20,000 square feet.

SUBJECT to covenants and restrictions for Lion Hills Development as set forth in prior chain of title.

BEING the same premises conveyed by Gaylord M. Cryder, unmarried, et al., to Twin Hills Development Corporation, by deed dated May 3, 1977, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 281, at page 142.

IMPROVED with a single family dwelling, which has the address of Lot #20, Lion Hills Development, Bloomsburg, S. Centre Twp., Columbia County, Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on MAY 8, 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 to execution at the suit of Susquehanna Savings Association vs. Twin Hills Development Corporation.

SAID PREMISES WILL BE SOLD BY:

VICTOR VANDLING
SHERIFF OF COLUMBIA COUNTY

JOSEPH SERLING, ATTORNEY

5/7/81
Dear Mr. Sharrow,

Please furnish this office a copy of the TAX STATEMENT on this property.

Thank you,
G. J. Zale

SHERIFF'S SALE

By virtue of a Writ of Execution No. 15 of 1981, issued out of the Court of Common Pleas of Columbia County, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on THURSDAY, APRIL 30, 1981, at 2:30 o'clock P. M., in the afternoon of the said day, all the right, title and interest of the Defendant in and to:

ALL that certain piece or parcel of land situate in the Township of South Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the northern edge of Amron Drive; said pin being the southeast corner of Lot #11 and the southwest corner of lands described herein; THEN by Lot #11 North 18 degrees 20 minutes 00 seconds West 175 feet to an iron pin; THEN by Lots #4 and #5 North 71 degrees 40 minutes 00 seconds East 100 feet to an iron pin; THEN by Lot #9 on the northern edge of Amron Drive; THEN by Amron Drive South 71 degrees 40 minutes 00 seconds West 100 feet to the place of beginning.

CONTAINING 17,500 square feet.

SUBJECT to covenants and restrictions for Lion Hills Development as set forth in chain of title.

BEING the same premises conveyed by Gaylord M. Cryder, unmarried, et al., by deed dated May 3, 1977 to Twin Hills Development Corporation, said deed recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 281, page 142.

IMPROVED with a single family dwelling which has the address of Lot #10, Lion Hills Estate, Bloomsburg, South Centre Twp., Columbia County, Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on May 8, 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 INTO EXECUTION AT THE SUIT OF
SUSQUEHANNA SAVINGS ASSOCIATION VS. TWIN HILLS DEVELOPMENT
CORP. A PENNSYLVANIA CORPORATION.

SAID PREMISES WILL BE SOLD BY:

VICTOR VANDLING
SHERIFF OF COLUMBIA COUNTY

JOSEPH SERLING, ATTORNEY

3/7/81

Dear Mr. Sharrow,

Please furnish this office a copy of the TAX STATEMENT on this property.

Thank you,

[Signature]

SHERIFF'S SALE

By virtue of a Writ of Execution No. 16 of 1981, issued out of the Court of Common Pleas of Columbia County, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Office of the Sheriff, Court House, Bloomsburg, Columbia County, Pennsylvania, on THURSDAY, APRIL 30, 1981, at 2:45 o'clock P. M., in the afternoon of the said day, all the right, title and interest of the Defendant in and to:

ALL that certain piece or parcel of land situate in the Township of South Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the northern edge of Amron Drive; said pin being the southeast corner of Lot #34 and the southwest corner of lands described herein; then by Lot #35 North 18 degrees 20 minutes 00 seconds West 175 feet to an iron pin; then by other lands of the Grantors North 71 degrees 40 minutes 00 seconds East 100 feet to an iron pin; then by Lot #33 South 18 degrees 20 minutes 00 seconds East 175 feet to an iron pin; then by the northern edge of Amron Drive South 71 degrees 40 minutes 00 seconds West 100 feet to the place of beginning. Containing 17,500 square feet. Subject to covenants and restrictions for Lion Hills Development as set forth in prior chain of title. BEING the same premises conveyed by Gaylord M. Cryder, unmarried, et al., to Twin Hills Development Corporation, by deed dated May 3, 1977, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 281, page 142. IMPROVED with a single family dwelling, which has the address of Lot #34, Lion Hills Development, Bloomsburg, Columbia County, Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on May 8, 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 INTO EXECUTION at the suit of
Susquehanna Savings Association vs. Twin Hills Development Corporation.
SAID PREMISES WILL BE SOLD BY:

VICTOR VANDLING
SHERIFF OF COLUMBIA COUNTY

JOSEPH SERLING, ATTORNEY

3/9/81

Dear Mr. Sharrow,

Please furnish this office a copy of the TAX STATEMENT on this property.

Thank you,

A. J. Gale

By virtue of a Writ of Execution No. 17 of 1981, issued out of the Court of Common Pleas of Columbia County, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Office of the Sheriff, Court House, Bloomsburg, Columbia County, on THURSDAY, APRIL 30, 1981 at 3:00 o'clock P.M., in the afternoon of the said day, all the right, title and interest of the Defendant in and to:

ALL that certain piece or parcel of land situate in the Township of South Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the eastern edge of Amron Drive; said pin being the southwest corner of Lot #24 and the northwest corner of land described herein; THEN by Lot #24 South 77 degrees 10 minutes 25 seconds East 187.60 feet to an iron pin; THEN by lands of H. C. Shuman due South 190 feet to an iron pin; THEN by other lands of the Grantors South 71 degrees 40 minutes 00 seconds West 40 feet to an iron pin; THEN by Lot #22 North 43 degrees 43 minutes 54 seconds West 248.53 feet to an iron pin on the edge of Amron Drive; THEN by Amron Drive on a curve to the left having a radius of 139.09 feet an arc distance of 70.76 feet to the place of beginning.

CONTAINING 30,680.64 square feet.

SUBJECT to covenants and restrictions for Lion Hills Development.

BEING the same premises conveyed by Gaylord M. Cryder, unmarried et al., to Twin Hills Development Corporation, by deed dated May 3, 1977, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 281, page 142 on May 6, 1977.

IMPROVED with a single family dwelling, which has the address of Lot 23 Lion Hills Development, Bloomsburg, S. Centre Twp., Columbia County, Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on May 8, 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 into execution at the suit of Susquehanna Savings Association vs. Twin Hills Development Corporation.

SAID PREMISES WILL BE SOLD BY:

VICTOR VANDLING

JOSEPH SERLING ATTORNEY

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, May 7, 1981, 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 Monday, May 4, 1981, THE PROPERTY WILL BE RESOLD AT 2:00 O'CLOCK P.M., IN THE SHERIFF'S OFFICE, ON THAT DAY Monday, May 4, 1981, 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 Monday, May 4, 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.

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 \$ 2000.00, WHICHEVER IS HIGHER.

ALSO, STATE STAMPS OF 1% OF BID OR OF \$ 2000.00, WHICHEVER IS HIGHER.

25 - \$116,976.63
20 - \$49,035.90
10 - \$49,125.12
21 - \$49,035.12
23 - \$55,765.49

See Rel of Mtg, Misc Bk 57 pg 482 rec'd 10-14-77
See Rel of Mtg, Misc Bk 57 pg 491 - rec'd 11-16-77
See Rel of Mtg, Misc Bk 57 pg 492 rec'd 5-14-78
See Rel of Mtg, Misc Bk 60 pg 220 rec'd 8/29/78
See Rel of Mtg, Misc Bk 60 pg 314 rec'd 9-6-78

THIS MORTGAGE is made this 5th day of May 1977, between the Mortgagor, TWIN HILLS DEVELOPMENT CORPORATION, R. D. #2, Berwick, Pennsylvania (herein "Borrower"), and the Mortgagee, SUSQUEHANNA SAVINGS ASSOCIATION, a corporation organized and existing under the laws of the State of Pennsylvania, whose address is 31 West Market Street, Wilkes-Barre, Pennsylvania 18701 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred seventy thousand (\$170,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 5, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 5, 1979

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Columbia, State of Pennsylvania:

ALL those certain pieces or parcels of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows:

TRACT NO. 1: BEGINNING at a point on line of lands of H. C. Shuman; said point also being the northeast corner of land hereinafter described as Tract #2; THENCE by the northern boundary of Tract #2 South 71 degrees 40 minutes 00 seconds West, 896.59 feet; THENCE by lands of South Centre Township North 30 degrees 00 minutes 00 seconds West, 195.77 feet to a point in the center of Township Route #646; THENCE by the center of said Township Route #646 North 1 degree 30 minutes 00 seconds West, 300 feet; THENCE by the same North 8 degrees 10 minutes 00 seconds West, 377.04 feet; THENCE by the southern boundary line of other lands of former Grantee North 71 degrees 40 minutes 00 seconds East, 979.99 feet; THENCE by lands of H. C. Shuman the following courses and distances: South 17 degrees 30 minutes 00 seconds East, 123.24 feet; South 7 degrees 30 minutes 00 seconds East, 330.00 feet; Due South 424.18 feet to the place of beginning; containing 19.267 acres.

TRACT NO. 2: BEGINNING at a point on the northern edge of U. S. Route #11; said point being a common corner of lands of former grantor and H. C. Shuman; THENCE by the northern edge of U. S. Route #11 South 71 degrees 40 minutes 00 seconds West, 845.50 feet; THENCE by lands of South Centre Township North 30 degrees 00 minutes 00 seconds West, 204.22 feet to the southwest corner of Tract #1; THENCE by the southern line of Tract No. 1 North 71 degrees 40 minutes 00 seconds East, 896.59 feet; THENCE by lands of H. C. Shuman Due South 27.92 feet; THENCE by the same South 18 degrees 00 minutes 00 seconds East, 173.50 feet to the place of beginning; containing 3.982 acres.

BEING the same premises conveyed by Gaylord M. Cryder, et al, to Twin Hills Development Corporation, the Mortgagor herein, by deed dated May 3, 1977 and about to be recorded in the office of the Recorder of Deeds in and for Columbia County simultaneously herewith.

This is a purchase money mortgage.

TO BE IMPROVED with two single family spec houses

which has the address of South Centre Township, Columbia County, Pennsylvania (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

See Release of Mtg, Misc Bk 57 pg 529 rec'd 7-11-77
See Release of Mtg, Misc Bk 57 pg 531 rec'd 8/13/77
See Release of Mtg, Misc Bk 57 pg 532 rec'd 8/13/77
See Release of Mtg, Misc Bk 57 pg 533 rec'd 8/13/77
See Release of Mtg, Misc Bk 57 pg 534 rec'd 8/13/77
See Release of Mtg, Misc Bk 57 pg 535 rec'd 8/13/77
See Release of Mtg, Misc Bk 57 pg 536 rec'd 8/13/77
See Release of Mtg, Misc Bk 57 pg 537 rec'd 8/13/77
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See Release of Mtg, Misc Bk 57 pg 595 rec'd 8/13/77
See Release of Mtg, Misc Bk 57 pg 596 rec'd 8/13/77
See Release of Mtg, Misc Bk 57 pg 597 rec'd 8/13/77
See Release of Mtg, Misc Bk 57 pg 598 rec'd 8/13/77
See Release of Mtg, Misc Bk 57 pg 599 rec'd 8/13/77
See Release of Mtg, Misc Bk 57 pg 600 rec'd 8/13/77

See Rel. of Mtg. Misc Bk 60 pg. 377, rec'd 4-11-78
 See Rel. of Mtg. Misc Bk 60 pg. 377, rec'd 3/33/79
 See Rel. of Mtg. Misc Bk 60 pg. 377, rec'd 4/10/79
 See Rel. of Mtg. Misc Bk 60 pg. 377, rec'd 4/10/79
 See Rel. of Mtg. Misc Bk 60 pg. 377, rec'd 4/10/79

1-79

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

I. Payment of Principal and Interest.

49/13 Section 10. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full, a sum therein "Funds") equal to one-twelfth of the yearly taxes and assessments which may attain priority over this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof.

state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account, or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

Monthly Mortgage
If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 30 days from the date notice is mailed by Lender to Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 18 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

5. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any Future Advances.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any, in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph, and in the event Borrower shall make payment directly, Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has priority over this Mortgage; provided, that Borrower shall not be required to discharge any such lien so long as Borrower shall agree in writing to the payment of the obligation secured by such lien in a manner acceptable to Lender, or shall in good faith contest such lien by, or defend enforcement of such lien in, legal proceedings which operate to prevent the enforcement of the lien or forfeiture of the Property or any part thereof.

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The insurance carrier providing the coverage shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require; provided, that Lender shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this Mortgage.

that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the insurance carrier.

All insurance policies and renewals thereof shall be in form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided such restoration or repair is economically feasible and the security of this Mortgage is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Mortgage would be impaired, the insurance proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments. If under paragraph 18 hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender to the extent of the sums secured by this Mortgage immediately prior to such sale or acquisition.

6. **Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by laws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Borrower and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

7. **Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankruptcy or decedent, then Lender at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and

Lender's written agreement or applicable law, Borrower shall pay the amount of all mortgage insurance premiums in the manner provided under paragraph 2 hereof.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Mortgage, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, there shall be applied to the sums secured by this Mortgage such proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Mortgage immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is mailed, Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Mortgage.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

10. Borrower Not Released. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest.

11. Forbearance by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other fees or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Mortgage.

12. Remedies Cumulative. All remedies provided in this Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

13. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

14. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

15. Uniform Mortgage; Governing Law; Severability. This form of mortgage combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Mortgage shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Mortgage and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

17. Transfer of the Property; Assumption. If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this Mortgage shall be at such rate as Lender shall request. If Lender has waived the option to accelerate provided in this paragraph 17, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this Mortgage and the Note.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 18 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows.

18. Acceleration; Remedies. Upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower as provided by applicable law specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports.

19. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time

AND the said Twin Hills Development Corporation, doth hereby constitute and appoint Leo J. Yodock, Jr. President, to be its attorney, for it and in its name, and as and for its corporate act and deed to acknowledge this Mortgage before any person having authority by the laws of the Commonwealth of Pennsylvania to take such acknowledgment, to the intent that the same may be duly recorded.

IN TESTIMONY WHEREOF, the said Twin Hills Development Corporation has caused this Indenture to be signed by its President, attested by its Secretary, and affixed hereunto the common and corporate seal of the said Corporation, that it was so affixed by order of the Board of Directors of said Corporation, and that they signed their names hereto by like order, the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

TWIN HILLS DEVELOPMENT
CORPORATION

By:

Leo J. Yodock, Jr. (SEAL)
President

ATTEST:

Grant H. Yodock (SEAL)
Secretary

prior to at least one hour prior to the commencement of bidding at a sheriff's sale or other sale pursuant to this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. **Assignment of Rents; Appointment of Receiver; Lender in Possession.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. Lender and the receiver shall be liable to account only for those rents actually received.

21. **Future Advances.** Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note.

22. **Release.** Upon payment of all sums secured by this Mortgage, Lender shall discharge this Mortgage, without charge to Borrower. Borrower shall pay all costs of recordation, if any.

23. **Purchase Money Mortgage.** If all or part of the sums secured by this Mortgage are lent to Borrower to acquire title to the Property, this Mortgage is hereby declared to be a purchase money mortgage.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Witnesses:

—Borrower

—Borrower

COMMONWEALTH OF PENNSYLVANIA, Columbia County ss:

On this, the... 5th... day of... May... 19 77, before me, a Notary Public the Attorney named in the foregoing Indenture of Mortgage, and by virtue of and in pursuance of the authority conferred upon him, acknowledged the said Mortgage to be the act and deed of the said Twin Hills Development Corporation.

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

My Commission expires:
12/12/79.

John M. Kuller
NOTARY PUBLIC
Title of Officer
My commission expires 12/12/79, Berwick, PA.

I HEREBY CERTIFY, that the precise residence of the Susquehanna Savings Association is 960 United Penn Bank Bldg., Street, Wilkes-Barre, Pa.

Joseph Serling,
Columbia
Attorney for Mortgagee

Recorded in the Office for Recording of Deeds in and for the County of Luzerne, Commonwealth of Pennsylvania in Mortgage Book No. 183 Page 659, etc.

Witness my hand and Seal of Office this 6th day of May, 1977.
3:08 p.m.

Marvin T. Bower

No. 105	RECORDED COLUMBIA CO., PA. 50 FEE 950 MAY 6 3 08 PM '77	TWIN HILLS DEVELOPMENT CORPORATION	TO	Susquehanna Savings Association	DATE: May 5 1977	PREMISES: South Centre Township Pennsylvania	REAL DEBT: \$170,000.00	MONTHLY PAYMENT: Interest Only; Entire principal payable within two (2) years from date hereof.	Joseph Serling Attorney for Association	960 United Penn Bank Bldg., Wilkes-Barre, Pennsylvania
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Know All Men By These Presents,

**That Whereas, Twin Hills Development Corporation, of 7205 New
Berwick Highway, Bloomsburg, Pennsylvania,**

**by Indenture of Mortgage bearing date the 5th-----day of May,-----
A. D. 1977, and recorded in the Office for Recording of Deeds in and for the County
of Columbia-----in Mortgage Book-----Number 183-----Page 659-----&c.,
granted and conveyed unto Susquehanna Savings Association of Wilkes-Barre,
its successors-----**

**and Assigns, the premises therein particularly described, to secure the payment of a certain
debt or principal sum of One hundred seventy thousand and 00/100-----
(\$170,000.00)-----Dollars, lawful money, with interest as herein
mentioned: monthly payment, interest only; entire principal payable
within two years from the date hereof.**

**And Whereas, the said Twin Hills Development Corporation-----
requested the said Susquehanna Savings Association-----
to release the premises hereinafter described, being part of said Mortgaged premises, from the
lien and operation of the said Mortgage:**

Now, Therefore, Know Ye, that the said Susquehanna Savings Association-----

**as well as in consideration of the premises as of the sum of Ten thousand and 00/100
(\$10,000.00) dollars-----lawful money to it--in hand paid by the said
Twin Hills Development Corporation-----**

**at the time of the execution hereof, the receipt whereof is hereby acknowledged, has remised,
released, quit-claimed, exonerated and discharged, and by these Presents, -----**

**do remise, release, quit-claim, exonerate and discharge unto the said Twin Hills
Development Corporation, its successors-----and Assigns,**

**All That certain piece or parcel of land situate in the Township of
South Centre, Columbia County, Pennsylvania, bounded & described as
follows, to wit:**

**BEGINNING at an iron pin on the eastern edge of Amron Drive; said
pin being the southwest corner of Lot #24 and the northwest corner of
land described herein; then by Lot #24 south 77 degrees 10 minutes 25
seconds east 187.60 feet to an iron pin; then by lands of H. C. Shuman
due south 190 feet to an iron pin; then by other lands of the grantors
south 71 degrees 40 minutes 00 seconds west 40 feet to an iron pin; then
by Lot #22 north 43 degrees 43 minutes 54 seconds west 248.53 feet to
an iron pin on the edge of Amron Drive; then by Amron Drive on a curve
to the left having a radius of 139.09 feet an arc distance of 70.76
feet to the place of beginning; containing 30,680.64 square feet.**

Being Lot #23 on a plan known as Lion Hills.

To Hold the same with the appurtenances unto the said Twin Hills Development Corporation, its successors----- and Assigns forever freed, exonerated, and discharged of and from the lien of said Mortgage, and every part thereof.

Provided Always, Nevertheless, that nothing herein contained shall in anywise affect, alter or diminish the lien or incumbrance of the aforesaid Mortgage on the remaining part of said Mortgaged premises, or the remedies at law for recovering thereout or against the said Twin Hills Development Corporation, its successors-----

or Assigns, the said----- principal sum with interest, secured by said Mortgage.

And the said Susquehanna Savings Association of Wilkes-Barre----- doth hereby constitute and appoint George Sailus----- to be its Attorney for it, and in its name and as for its Corporate act and deed to acknowledge this Release before any person having authority by the laws of the Commonwealth of Pennsylvania to take such acknowledgment, to the intent that the same may be duly recorded.

In Witness Whereof, the said George Sailus----- has caused this Indenture to be signed in its Corporate name by its President, and has caused to be affixed hereunto the common and Corporate seal of the said Corporation, attested by its Secretary, this 12 day of June----- A. D. 19 79.



SUSQUEHANNA SAVINGS ASSOCIATION

By George Sailus President

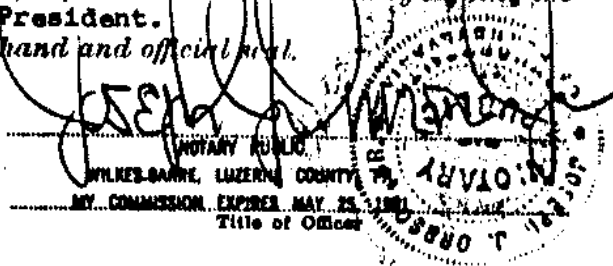
Jane R. Smith Assistant Secretary
Jane R. Smith

State of Pennsylvania, }
County of Luzerne. } 19.

On this, the 12th day of June----- A. D. 19 79, before me
--a Notary Public----- the undersigned officer, personally
appeared --George Sailus--

----- who acknowledged himself to be
the President----- of Susquehanna Savings Association-----
a Corporation, and that he as such President----- being authorized to do so,
executed the foregoing instrument for the purposes therein contained by signing the
name of the Corporation by himself as President.

In Witness Whereof, I hereunto set my hand and official seal.



REC'D BY RECORDER
COLUMBIA CO., PA.

TAX \$50 FEE 6.50

JUN 13 3 18 PM '79

#147

Release of Mortgage

By A Corporation

SUSQUEHANNA SAVINGS

ASSOCIATION

To

TWIN HILLS DEVELOPMENT

CORPORATION

Kuchka & Ireys
132 East Front St.
Berwick, PA 18603

Printed by: All Legal Print Products, Inc., Berwick, Pa.

Commonwealth of Pennsylvania

County of Columbia 3:18 p.m. ss.

Recorded on this 13th day of June A. D. 1979 in the
Recorder's Office of the said County in ~~Real Estate~~ Misc. Volume 62
Page 200

Given under my hand and the seal of the said Office, the date above written.

Martin G. Bower

Recorder

Know All Men By These Presents,

**That Whereas,--TWIN HILLS DEVELOPMENT CORPORATION, of 7205 New
Berwick Highway, Bloomsburg, Columbia County, Pennsylvania,--**

**by Indenture of Mortgage bearing date the --5th-- day of --May,--
A. D. 1977 and recorded in the Office for Recording of Deeds in and for the County
of --Columbia-- in Mortgage Book --Number--183--Page--659-- &c.,
granted and conveyed unto--SUSQUEHANNA SAVINGS ASSOCIATION, of Wilkes-
Barre, Luzerne County, Pennsylvania, its successors--**

**and Assigns, the premises therein particularly described, to secure the payment of a certain
debt or principal sum of --One hundred seventy thousand and 00/100--
(\$170,000.00) --Dollars, lawful money, with interest as herein
mentioned: monthly payment, interest only; entire principal payable
within two years from the date hereof.**

**And Whereas, the said --Twin Hills Development Corporation--
requested the said--Susquehanna Savings Association--
to release the premises hereinafter described, being part of said Mortgaged premises, from the
lien and operation of the said Mortgage:**

Now, Therefore, Know Ye, that the said --Susquehanna Savings Association--

**as well as in consideration of the premises as of the sum of Forty thousand and---00/100
----- dollars, lawful money to --it--in hand paid by the said
Twin Hills Development Corporation--**

**at the time of the execution hereof, the receipt whereof is hereby acknowledged, has remised,
released, quit-claimed, exonerated and discharged, and by these Presents,--**

**does remise, release, quit-claim, exonerate and discharge unto the said--Twin Hills
Development Corporation, its successors-- and Assigns.**

**All And those certain pieces, parcels or tracts of land situate
in the Township of South Centre, County of Columbia and State of
Pennsylvania, bounded and described as follows, to wit:**

PARCEL NO. 1: BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #11 and the southwest corner of lands described herein; then by Lot #11 north 18 degrees 20 minutes 00 seconds west 175 feet to an iron pin; then by Lots #4 and #5 north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #9 on the northern edge of Amron Drive; then by Amron Drive south 71 degrees 40 minutes 00 seconds west 100 feet to the place of beginning; containing 17,500 square feet. Being Lot #10 on a plan known as Lion Hills prepared for Twin Hills Development Corporation.

PARCEL NO. 2: BEGINNING at an iron pin on the southern edge of Amron Drive, said pin being the northwest corner of Lot #19 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #21 south 18 degrees 20 minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south 71 degrees 40 minutes 00 seconds west 100 feet to an iron pin; then by Lot #19 south 18 degrees 20 minutes 00 seconds east 200 feet to the place of beginning; containing 20,000 square feet. Being Lot #20 on a plan known as Lion Hills prepared for Twin Hills Development Corporation.

PARCEL NO. 3: BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #34 and the southwest corner of lands described herein; then by Lot #35 north 18 degrees 20 minutes 00 seconds west 175 feet to an iron pin; then by other lands of the Grantors north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #33 south 18 degrees 20 minutes 00 seconds east 175 feet to an iron pin; then by the northern edge of Amron Drive south 71 degrees 40 minutes 00 seconds west 100 feet to the place of beginning; containing 17,500 square feet. Being Lot #34 on a plan known as Lion Hills prepared for Twin Hills Development Corporation..

PARCEL NO. 4: BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southwest corner of Lot #34 and the southeast corner of lands described herein; then by Amron Drive south 71 degrees 40 minutes 00 seconds west 86.96 feet to an iron pin at the intersection of Amron Drive with Township Route #646; then on a curve to the right having a radius of 25 feet an arc distance of 43.70 feet; then by Township Route #646 north 8 degrees 10 minutes 00 seconds west 147.91 feet to an iron pin; then by other lands of the Grantors north 71 degrees 40 minutes 00 seconds east 85.46 feet to an iron pin; then by Lot #34 south 18 degrees 20 minutes 00 seconds east 175 feet to the place of beginning; containing 17,500.67 square feet. Being Lot #35 on a plan known as Lion Hills prepared for Twin Hills Development Corporation.

To Hold the same with the appurtenances, unto the said Twin Hills Development Corporation, its successors----- and Assigns forever freed, exonerated, and discharged of and from the lien of said Mortgage, and every part thereof.

Provided Always, Nevertheless, that nothing herein contained shall in anywise affect, alter or diminish the lien or incumbrance of the aforesaid Mortgage on the remaining part of said Mortgaged premises, or the remedies at law for recovering thereout or against the said Twin Hills Development Corporation, its successors-----

or Assigns, the said-----
principal sum with interest, secured by said Mortgage.

And the said Susquehanna Savings Association-----
doth hereby constitute and appoint George Sailus
to be its Attorney for it, and in its name and as for its Corporate act and deed to acknowl-
edge this Release before any person having authority by the laws of the Commonwealth of
Pennsylvania to take such acknowledgment, to the intent that the same may be duly recorded.

In Witness Whereof, the said George Sailus
has caused this Indenture to be signed in its Corporate name by its President, and has caused
to be affixed hereunto the common and Corporate seal of the said Corporation, attested by its
Secretary, this 27th day of August A. D. 1979.

SUSQUEHANNA SAVINGS ASSOCIATION

By George Sailus President

Attest:

Jane R. Smith Ass't. Secretary
Jane R. Smith

State of Pennsylvania

County of Luzerne

is.

On this, the 27th day of August A. D. 1979, before me
a Notary Public----- the undersigned officer, personally
appeared George Sailus--

who acknowledged himself to be
the President of--Susquehanna Savings Association--
a Corporation, and that he as such President, being authorized to do so,
executed the foregoing instrument for the purposes therein contained by signing the
name of the Corporation by himself as President.

In Witness Whereof, I hereunto set my hand and official seal.

Joseph J. Olshefski

JOSEPH J. OLSHEFSKI, Notary Public

Willes-Barre, Luzerne County, Pa.

My Commission Expires March 27, 1980

REC'D BY RECORDER
COLUMBIA CO. PA.

TAX FEE 8.00

SEP 5 1 44 PM '79

Release of Mortgage

By A Corporation

SUBSEQUENT SAVING

ASSOCIATION

to

THE HILLS DEVELOPMENT

CORPORATION

Kuchta & Irey
132 E. Front St.
Berwick, PA 16833

Commonwealth of Pennsylvania
County of Columbia 1:44 p.m. } ss.

Recorded on this 5th day of Sept. A. D. 1979, in the
Recorder's Office of the said County in Book ~~100000~~ Misc. Volume 63
Page 307

Given under my hand and the seal of the said Office, the date above written.

Marvin G. Bower

Recorder

BOOK 63 PAGE 310

See Release of mty in Misc BK 56 pg 417

Rec'd 6-29-77 Marvin T. Bauer

See Release of mty, Misc BK 59 pg 11-14-77

See Release of mty, Misc BK 60 pg 216 rec'd 8/29/78

See Release of mty, Misc BK 60 pg 311 rec'd 9-6-78

This Indenture,

Made the 5th day of May, in the year of our Lord, One Thousand nine Hundred and seventy-seven (1977).

Between TWIN HILLS DEVELOPMENT CORPORATION, with principal offices located at R. D. #2, Berwick, Columbia County, Pennsylvania, a corporation created and existing under and by virtue of the laws of the State of Pennsylvania, MORTGAGOR,

And GREAT NORTHERN CORPORATION, with principal offices located at R. D. #2, Fleetwood, Pennsylvania, a corporation created and existing under and by virtue of the laws of the State of Pennsylvania, MORTGAGEE,

party of the first part
party of the second part

Whereas, the said Twin Hills Development Corporation,

The Mortgagor, in and by its certain obligation, under its corporate seal, duly executed, bearing even date herewith, stand bound unto the said Mortgagee, its Successors or Assigns in the sum of Two Hundred Thousand and 00/100--(\$200,000.00) Dollars, lawful money of the United States of America; conditioned that the said Mortgagor, its Successors or Assigns, shall and do well and truly pay, or cause to be paid unto the said Mortgagee, its certain Attorneys, Successors or Assigns, the sum of One Hundred Thousand and 00/100--(\$100,000.00) Dollars with interest at the rate of seven (7%) per cent per annum, payable principal and interest as follows:

A minimum payment of \$12,000.00 on principal per annum, said payment to be due on or before May 5, 1978 and the 5th day of May for each year thereafter.

In addition, interest shall be paid at least semi-annually on the unpaid principal balance. Mortgagor shall also pay the sum of \$2,000.00 upon the release of any lot by Mortgagee, said payments to be credited toward the \$12,000.00 minimum annual payment. Mortgagee agrees to release each lot requested upon payment of the sum of \$2,000.00. Transfer of title to the premises hereby mortgaged shall make all sums due hereon, including principal and interest and all amounts agreed to be treated as such, payable on demand, irrespective of anything herein contained to the contrary.

And Also, at all times, pay all taxes and keep the buildings erected upon the land herein described, insured for the benefit of the Mortgagee, in some good and reliable Stock Insurance Company or Companies, to the amount of at least One Hundred Thousand and 00/100--(\$100,000.00) Dollars and take no insurance out on said buildings, not marked for the benefit of the Mortgagee, Great Northern Corporation.

And the further condition of the said Obligation is such, that if at any time default shall be made in the payment of principal and interest as aforesaid, for the space of 30 days after any payment thereof shall fall due or if a breach of any other of the foregoing conditions be made by the said Mortgagor, its Successors or Assigns, the said principal sum shall, at the option of the said Mortgagee, its Successors or Assigns, become due; and payment of the same, with the interest, taxes and cost of insurance due thereon, as aforesaid, together with an Attorney's commission of ten per cent, on the said principal sum, besides costs of suit, may be enforced and recovered at once.

Now this Indenture Witnesseth that the said Mortgagor, as well for and in consideration of the said debt or sum of One Hundred Thousand and 00/100--(\$100,000.00) Dollars and for the better securing the payment of the same, with interest as aforesaid, unto the said Mortgagee, its Successors or Assigns, in the discharge of the said recited obligation, as for and in consideration of the further sum of one dollar, lawful money aforesaid, unto the said Mortgagor, in hand paid by the Mortgagee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, release and confirm unto the said Mortgagee its Successors and Assigns.

ALL those certain pieces or parcels of land situate in the Township of South Centre, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point in the center of Township Route #646; said point also being the northwest corner of other lands

183 664

See Rel. of Mtg. Mues Bk 60 pg. 380, rec'd 9-11-78

See Rel. of Mtg. Mues Bk 61 pg. 756, rec'd 3/23/79

See Rel. of Mtg. Mues Bk 61 pg. 1001, rec'd 4/30/79

of Grantors; then by the center of said Township Route #646 the following courses and distances: North 8 degrees 10 minutes 00 seconds West 149.96 feet; North 36 degrees 40 minutes 00 seconds West 100.00 feet; North 61 degrees 40 minutes 00 seconds West 802.00 feet; North 30 degrees 00 minutes 00 seconds West 500.00 feet; then by lands of Ida Leiby and Frank Keller North 63 degrees 39 minutes 09 seconds East 1676.37 feet; then by lands of Frank Keller and H. C. Shuman South 17 degrees 30 minutes 00 seconds East 1549.86 feet; then by the northern boundary of other lands of Grantors South 71 degrees 40 minutes 00 seconds West 979.99 feet to the place of beginning; containing 44.836 acres.

BEING the same premises conveyed to the Mortgagor herein by deed of Gaylord M. Cryder, Unmarried, et al, dated May 3, 1977 and about to be recorded simultaneously with this mortgage.

TRACT NO. 2: BEGINNING at a point on line of lands of H. C. Shuman; said point also being the northeast corner of land hereinafter described as Tract #2; then by the northern boundary of Tract #2 South 71 degrees 40 minutes 00 seconds West 896.59 feet; then by lands of South Centre Township North 30 degrees 00 minutes 00 seconds West 195.77 feet to a point in the center of Township Route #646; then by the center of said Twp. Route #646 North 1 degree 30 minutes 00 seconds West 300 feet; then by the same North 8 degrees 10 minutes 00 seconds West 377.04 feet; then by the southern boundary line of other lands of Grantees North 71 degrees 40 minutes 00 seconds East 979.99 feet; then by lands of H. C. Shuman the following courses and distances: South 17 degrees 30 minutes 00 seconds East 123.24 feet; South 7 degrees 30 minutes 00 seconds East 330.00 feet; due South 424.18 feet to the place of beginning; containing 19.267 acres.

TRACT NO. 3: BEGINNING at a point on the northern edge of U. S. Route #11; said point being a common corner of lands of the grantor and H. C. Shuman; then by the northern edge of U. S. Route #11 South 71 degrees 40 minutes 00 seconds West 845.50 feet; then by lands of South Centre Township North 30 degrees 00 minutes 00 seconds West 204.22 feet to the southwest corner of Tract #1; then by the southern line of Tract #1 North 71 degrees 40 minutes 00 seconds East 896.59 feet; then by lands of H. C. Shuman Due South 27.92 feet; then by the same South 18 degrees 00 minutes 00 seconds East 173.50 feet to the place of beginning; containing 3.982 acres.

TRACT NO. 2 and Tract No. 3 are the same premises conveyed to the Mortgagor herein by deed of Gaylord M. Cryder, Unmarried, et al, dated May 3, 1977 and about to be recorded simultaneously with this mortgage.

Together with all and singular the -----
hereditaments and appurtenances whatsoever unto the hereby granted premises belonging or in any wise ap-
pertaining, and the reversions and remainders, rents, issues and profits thereof .

To Have and to Hold the said --lot or piece of ground-----
hereditaments and premises granted, or mentioned and intended so to be, with the appurtenances-----
Mortgagee --, its successors and assigns, to and for the only proper use and behoof of the said Mortgagee --,
its successors and assigns, forever .

And the said Mortgagor -- for itself and its successors and assigns, does hereby covenant, promise
and agree to and with the said Mortgagee -- its successors and assigns, that if the said Mortgagor --, its suc-
cessors or assigns, shall neglect or refuse to keep up the aforesaid insurance, or pay all taxes, it shall be law-
ful for the said Mortgagee -- its successors or assigns, to insure the said buildings -----
----- in the sum aforesaid and pay said taxes
and shall recover the costs and expenses of such insurance or taxes in a suit upon this Mortgage .

Provided always, nevertheless, that if the said Mortgagor --, its successors or assigns do and shall
pay or cause to be paid, unto the said Mortgagee -- its successors or assigns the said principal sum of
One Hundred Thousand and 00/100-----
----- (\$100,000.00) ----- Dollars, lawful money, aforesaid, on the day and
time hereinbefore mentioned and appointed for payment of the same, together with interest, taxes, cost and
charges of insurance, as aforesaid, and without any deduction, defalcation or abatement to be made of any-
thing for or in respect of any taxes, charges or assessments whatsoever, then and from thenceforth, as well
this present Indenture and the estate hereby granted as the said -----above-----recited Obligation --,
shall cease, determine and become void.

And Provided also; that it shall and may be lawful for the said Mortgagee --, its successors or
assigns, when and as soon as the said principal sum shall, in any event, become due and payable as aforesaid,
to sue out forthwith a writ or writs of Scire Facias upon this Indenture of Mortgage; and proceed thereon to
judgment and execution for the recovery of said principal sum and all interest due thereon, and the costs
and expenses of insurance, and taxes as aforesaid, together with an attorney's commission of-----ten (10%)
per cent. on said principal sum, besides costs of suit, without stay of or exemption from execution or other
process with a full release of errors.

And the said--Twin Hills Development Corporation-----doth
hereby constitute and appoint --Leo J. Yodock, Jr.-----
to be its attorney, for it and in its name, and as and for its corporate act and deed to acknowledge this
Mortgage before any person having authority by the laws of the Commonwealth of Pennsylvania to take such
acknowledgment, to the intent that the same may be duly recorded.

In Testimony Whereof, the said--Twin Hills Development Corporation-----
has caused this Indenture to be signed by its President, attested by its Secretary and
affixed hereunto the common and corporate seal of the said Corporation, that it was
so affixed by order of the Board of Directors of said Corporation, and that they signed
their names hereto by like order, the day and year first above written.

Signed, Sealed and Delivered
in the presence of

John D. Keller

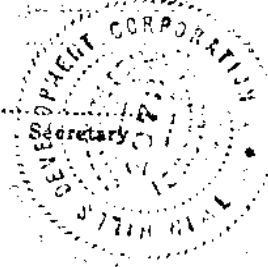
TWIN HILLS DEVELOPMENT CORPORATION

By: *Leo J. Yodock, Jr.*

President

Attest:

Frank H. Yodock



Commonwealth of Pennsylvania
County of Columbia

ss.

I hereby certify that on this 5th day of May in
the year of our Lord, one thousand nine hundred and seventy-seven
before me, the subscriber, a. Notary Public
personally appeared Leo J. Yodock, Jr. the Attorney
named in the foregoing Indenture of Mortgage and by virtue of and in pursuance
of the authority therein conferred upon him, acknowledged the said Indenture of
Mortgage to be the act and deed, of the said Twin Hills Development Corporation.

Witness my hand and notarial seal the day and year aforesaid.

John M. Kuchka
Commission expires 12/12/79.
Berwick, Columbia County, Penna.

REC'D BY RECORDER
COLUMBIA CO., PA.
TAX \$50.00 FEE \$20.00
MAY 6 3 12 PM '77

#106

Mortgage

Corporation to a Corporation

TWIN HILLS DEVELOPMENT

CORPORATION

To

GREAT NORTHERN CORPORATION

Dated May 5, 1977

Upon

To secure - \$ 100,000.00

Payable --See within.

JOHN M. KUCHKA, ESQUIRE
132 East Front Street
BERWICK, PA 18603

Form No. 100 of 1974 Erie County, Pa.

Commonwealth of Pennsylvania
County of Columbia 3:12 p.m. ss.

Recorded in the Office for Recording of Deeds, Mortgages, etc., in and for the
County of Columbia In Mortgage Book Volume 183 Page 664

Witness my hand and seal of Office, this 6th day of May

A. D. 1977

Marvin J. Bower

Recorder

183 667

Know All Men By These Presents,

That Whereas, Twin Hills Development Corporation, of 7205 New Berwick Highway, Bloomsburg, Pennsylvania,-----

**by Indenture of Mortgage bearing date the 5th----- day of May,-----
A. D. 1977 and recorded in the Office for Recording of Deeds in and for the County
of Columbia-----in Mortgage Book----- Number 183---Page 664---&c.,
granted and conveyed unto Great Northern Corporation, with principal
offices located at R. D. #2, Fleetwood, Pennsylvania, its successors**

**and Assigns, the premises therein particularly described, to secure the payment of a certain
debt or principal sum of One hundred thousand and 00/100 (\$100,000.00)-----
-----Dollars, lawful money, with interest as herein
mentioned - at the rate of 7% per annum, payable principal and interest
as follows:**

**A minimum payment of \$12,000.00 on principal per annum, said
payment to be due on or before May 5, 1978, and the 5th day of May
of each year thereafter. In addition, interest shall be paid at
least semiannually on the unpaid principal balance. Mortgagor
shall also pay the sum of \$2,000.00 upon the release of any lot by
mortgagee, said payments to be credited toward the \$12,000.00
minimum annual payment. Mortgagee agrees to release each lot
requested upon payment of the sum of \$2,000.00.**

**And Whereas, the said Twin Hills Development Corporation-----
requested the said Great Northern Corporation-----
to release the premises hereinafter described, being part of said Mortgaged premises, from the
lien and operation of the said Mortgage:**

Now, Therefore, Know Ye, that the said Great Northern Corporation-----

**as well as in consideration of the premises as of the sum of Two thousand and 00/100
(\$2,000.00) dollars----- lawful money to it in hand paid by the said
Twin Hills Development Corporation-----**

**at the time of the execution hereof, the receipt whereof is hereby acknowledged, has remised,
released, quit-claimed, exonerated and discharged, and by these Presents, -----**

**do remise, release, quit-claim, exonerate and discharge unto the said Twin Hills
Development Corporation, its successors----- and Assigns,**

**All That certain piece or parcel of land situate in the Township of
South Centre, Columbia County, Pennsylvania, bounded and described
as follows, to wit:**

**BEGINNING at an iron pin on the eastern edge of Amron Drive; said
pin being the southwest corner of Lot #24 and the northwest corner of
land described herein; then by Lot #24 south 77 degrees 10 minutes 25
seconds east 187.60 feet to an iron pin; then by lands of H. C. Shuman
due south 190 feet to an iron pin; then by other lands of the grantors
south 71 degrees 40 minutes 00 seconds west 40 feet to an iron pin; then
by Lot #22 north 43 degrees 43 minutes 54 seconds west 248.53 feet to
an iron pin on the edge of Amron Drive; then by Amron Drive on a curve
to the left having a radius of 139.09 feet an arc distance of 70.76
feet to the place of beginning; containing 30,680.64 square feet.
Being Lot #23 on a plan known as Lion Hills.**

To Hold the same with the appurtenances unto the said **Twin Hills Development Corporation, its successors-----** and Assigns forever freed, exonerated, and discharged of and from the lien of said Mortgage, and every part thereof.

Provided Always, Nevertheless, that nothing herein contained shall in anywise affect, alter or diminish the lien or incumbrance of the aforesaid Mortgage on the remaining part of said Mortgaged premises, or the remedies at law for recovering thereout or against the said **Twin Hills Development Corporation, its successors-----**

or Assigns, the said----- principal sum with interest, secured by said Mortgage.

And the said **Great Northern Corporation-----** doth hereby constitute and appoint **Charles B. Pursel**, under Power of Attorney to be its Attorney for it, and in its name and as for its Corporate act and deed to acknowledge this Release before any person having authority by the laws of the Commonwealth of Pennsylvania to take such acknowledgment, to the intent that the same may be duly recorded.

In Witness Whereof, the said **Great Northern Corporation-----** has caused this Indenture to be signed in its Corporate name by its President, and has caused to be affixed hereunto the common and Corporate seal of the said Corporation, attested by its Secretary, this 13th day of June, -----A. D. 1979.

CB Pursel
P/A.
XXXXXX


XXXXXX

XXXXXX

State of Pennsylvania, }
County of Columbia. } ss.

On this, the 13th day of June, -----A. D. 19 79, before me
--a Notary Public----- the undersigned officer, personally
appeared **Charles B. Pursel, Attorney in fact-----**
-----who acknowledged himself to be
the atty. in fact----- of **Great Northern Corporation-----**
a Corporation, and that he as such atty. in fact----- being authorized to do so,
executed the foregoing instrument for the purposes therein contained by signing the
name of the Corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal.

Dolores A. Stout
DOLORES A. STOUT, Notary Public
Shensburg, Columbia Co., Pa.
My Commission Expires July 14, 1979


REC'D BY RECORDER
COLUMBIA CO., PA.

TAX \$50.00 FEE \$6.50

JUN 13 3 18 PM '79

146

Release of Mortgage
By A Corporation

GREAT NORTHERN CORPORATION

To

TWIN HILLS DEVELOPMENT
CORPORATION

Kuchka & Irey
132 East Front St.
Berwick, PA 18603

Use Form No. 171, Legal Blank Form, Lancaster, Pa.

Commonwealth of Pennsylvania }
County of Columbia 3:18 p.m. ss.

Recorded on this 13th day of June A. D. 1979, in the
Recorder's Office of the said County in ~~Deed~~ ^{Misc.} Volume 62
Page 197

Given under my hand and the seal of the said Office, the date above written.

Marvin G. Bower

Recorder

BOOK 62 PAGE 199

Know All Men By These Presents,

**That Whereas,--TWIN HILLS DEVELOPMENT CORPORATION, of 7205 New
Berwick Highway, Bloomsburg, Pennsylvania,-----**

**by Indenture of Mortgage bearing date the --5th-----day of--May,-----
A. D. 1977 and recorded in the Office for Recording of Deeds in and for the County
of --Columbia-----in Mortgage Book-----Number-183-- Page -664--&c.,
granted and conveyed unto--GREAT NORTHERN CORPORATION, with principal
offices located at R. D. #2, Fleetwood, Pennsylvania, its successors**

**and Assigns, the premises therein particularly described, to secure the payment of a certain
debt or principal sum of --One hundred thousand and 00/100-----
(\$100,000.00)-----Dollars, lawful money, with interest as herein
mentioned: at the rate of 7% per annum, payable principal and
interest as follows: A minimum payment of \$12,000.00 on principal
per annum, said payment to be due on or before May 5, 1978, and the
5th day of May of each year thereafter. In addition, interest shall
be paid at least semiannually on the unpaid principal balance.
Mortgagor shall also pay the sum of \$2,000.00 upon the release of
any lot by mortgagee, said payments to be credited toward the
\$12,000.00 minimum annual payment. Mortgagee agrees to release each
lot requested upon payment of the sum of \$2,000.00.**

**And Whereas, the said --Twin Hills Development Corporation-----
requested the said--Great Northern Corporation-----
to release the premises hereinafter described, being part of said Mortgaged premises, from the
lien and operation of the said Mortgage:**

Now, Therefore, Know Ye, that the said--Great Northern Corporation-----

**as well as in consideration of the premises as of the sum of--Eight thousand and 00/100
(\$8,000.00) Dollars,-----lawful money to it--in hand paid by the said
Twin Hills Development Corporation-----**

**at the time of the execution hereof, the receipt whereof is hereby acknowledged, has remised,
released, quit-claimed, exonerated and discharged, and by these Presents,-----**

**does remise, release, quit-claim, exonerate and discharge unto the said--Twin Hills
Development Corporation, its successors-----and Assigns,**

**All ~~and~~ those certain pieces or parcels of land situate in the
Township of South Centre, County of Columbia and State of
Pennsylvania, bounded and described as follows, to wit:**

PARCEL NO. 1: BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #11 and the southwest corner of lands described herein; then by Lot #11 north 18 degrees 20 minutes 00 seconds west 175 feet to an iron pin; then by Lots #4 and #5 north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #9 on the northern edge of Amron Drive; then by Amron Drive south 71 degrees 40 minutes 00 seconds west 100 feet to the place of beginning; containing 17,500 square feet. Being Lot #10 on a plan known as Lion Hills prepared for Twin Hills Development Corporation.

PARCEL NO. 2: BEGINNING at an iron pin on the southern edge of Amron Drive, said pin being the northwest corner of Lot #19 and the northwest corner of lands described herein; then by the southern edge of Amron Drive north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #21 south 18 degrees 20 minutes 00 seconds east 200 feet to an iron pin; then by other lands of the Grantors south 71 degrees 40 minutes 00 seconds west 100 feet to an iron pin; then by Lot #19 south 18 degrees 20 minutes 00 seconds east 200 feet to the place of beginning; containing 20,000 square feet. Being Lot #20 on a plan known as Lion Hills prepared for Twin Hills Development Corporation.

PARCEL NO. 3: BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southeast corner of Lot #34 and the southwest corner of lands described herein; then by Lot #35 north 18 degrees 20 minutes 00 seconds west 175 feet to an iron pin; then by other lands of the Grantors north 71 degrees 40 minutes 00 seconds east 100 feet to an iron pin; then by Lot #33 south 18 degrees 20 minutes 00 seconds east 175 feet to an iron pin; then by the northern edge of Amron Drive south 71 degrees 40 minutes 00 seconds west 100 feet to the place of beginning; containing 17,500 square feet. Being Lot #34 on a plan known as Lion Hills prepared for Twin Hills Development Corporation.

PARCEL NO. 4: BEGINNING at an iron pin on the northern edge of Amron Drive, said pin being the southwest corner of Lot #34 and the southeast corner of lands described herein; then by Amron Drive south 71 degrees 40 minutes 00 seconds west 86.96 feet to an iron pin at the intersection of Amron Drive with Township Route #646; then on a curve to the right having a radius of 25 feet an arc distance of 43.70 feet; then by Township Route #646 north 8 degrees 10 minutes 00 seconds west 147.91 feet to an iron pin; then by other lands of the Grantors north 71 degrees 40 minutes 00 seconds east 85.46 feet to an iron pin; then by Lot #34 south 18 degrees 20 minutes 00 seconds east 175 feet to the place of beginning; containing 17,500.67 square feet. Being Lot #35 on a plan known as Lion Hills prepared for Twin Hills Development Corporation.

To Hold the same with the appurtenances, unto the said -- **Twin Hills Development Corporation, its successors--** and Assigns forever freed, exonerated, and discharged of and from the lien of said Mortgage, and every part thereof.

Provided Always, Nevertheless, that nothing herein contained shall in anywise affect, alter or diminish the lien or incumbrance of the aforesaid Mortgage on the remaining part of said Mortgaged premises, or the remedies at law for recovering thereout or against the said **Twin Hills Development Corporation, its successors--**

or Assigns, the said-----
principal sum with interest, secured by said Mortgage.

And the said--**Great Northern Corporation--**
doth hereby constitute and appoint **Charles B. Pursel**, under Power of Attorney to be its Attorney for it, and in its name and as for its Corporate act and deed to acknowledge this Release before any person having authority by the laws of the Commonwealth of Pennsylvania to take such acknowledgment, to the intent that the same may be duly recorded.

In Witness Whereof, the said --**Great Northern Corporation--**
has caused this Indenture to be signed in its Corporate name by its President, and has caused to be affixed hereunto the common and Corporate seal of the said Corporation, attested by its Secretary, this **28th** day of **August** A.D. 1979.

Charles B. Pursel SA

State of Pennsylvania,
County of Columbia.

19.

On this, the **28th** day of **August** A.D. 1979, before me
--a Notary Public-- the undersigned officer, personally
appeared --**Charles B. Pursel, Attorney in fact--**

who acknowledged himself to be
the Atty. in fact-- of --**Great Northern Corporation--**
a Corporation, and that he as such Atty. in fact--being authorized to do so
executed the foregoing instrument for the purposes therein contained by signing the
name of the Corporation by himself as Atty. in fact.

In Witness Whereof, I hereunto set my hand and official seal.

Dolores A. Stout
DOLORES A. STOUT, Notary Public
Harrisburg, Columbia Co., Pa.
My Commission Expires July 15, 1982

13-513

REC'D BY RECORDER
COLUMBIA CO. PA.

TAX \$5.00

AUG 28 4 20 PM '79

1557

Release of Mortgage

By A Corporation

GREAT NORTHERN CORPORATION

Uc

TWINHILLS DEVELOPMENT

CORPORATION

Kuchler & Frey
132 East Front Street
Berwick, PA 18603

1971 P. O. Box 971, Local Bank Printing, Leesville, Mo.

Commonwealth of Pennsylvania

County of Columbia

4:20 p.m.

Recorded on this 28th day of August

A. D. 1979

Recorder's Office of the said County in ~~and Berwick~~ Misc. Volume 62

Page 201

Given under my hand and the seal of the said Office, the date above written.

Marvin G. Bower

Recorder

BOOK 63 PAGE 204



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

April 6, 1981

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 13, 14, 15, 16, 17 of 1981
WRIT OF EXECUTION E.D.
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

On April 3, 1981 at 1:50 P.M. _____, posted a copy of the SHERIFF'S
SALE bill on the property of TWIN HILLS DEVELOPMENT CORP., 7205 New Berwick
Highway, South Centre Township
Columbia County, Pennsylvania. Said posting performed by Columbia County Deputy
Sheriff Lee F. Mensinger.

Sg. Answers:

Lee F. Mensinger
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

March 11, 1981

SUSQUEHANNA SAVINGS ASSN.
vs
TWIN HILLS DEVELOPMENT
CORPORATION, a Pennsylvania
Corporation

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 13,14,15,16 & 17 of 1980 ED
WRIT OF EXECUTION

SERVICE ON Leo J. Yodock for TWIN HILLS DEVELOPMENT CORP.

On March 10, 1981 at 2:55 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, Leo J. Yodock for
Twin Hills Develop. Corp. at The Columbia County Sheriff's Department Office,
Courthouse, Bloomsburg, Pa. by Linda D. Mowery (Deputy).
Service was made by personally handing said Writ of Execution and Notice of
Sheriff's Sale of Real Estate to the defendant.

So Answers:

Linda D. Mowery
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.

SHERIFF'S SALE

By virtue of a Writ of Execution No. 13 of 1981, issued out of the Court of Common Pleas of Columbia County, to me directed, there will be exposed to public sale, by vendue on outcry to the highest and best bidders, for cash, in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on THURSDAY, APRIL 30, 1981 at 2:00 o'clock P. M., in the afternoon of the said day, all the right, title and interest of the Defendant in and to:

ALL that certain piece or parcel of land situate in the Township of South Centre, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the northern edge of Amron Drive; said pin being the southwest corner of Lot #34 and the southeast corner of lands described herein; THEN by Amron Drive South 71 degrees 40 minutes 00 seconds West 86.96 feet to an iron pin at the intersection of Amron Drive with Township Route #646; THEN on a curve to the right having a radius of 25 feet an arc distance of 43.70 feet; THEN by Township Route #646 North 8 degrees 10 minutes 00 seconds West 147.91 feet to an iron pin; THEN by other lands of the Grantors North 71 degrees 40 minutes 00 seconds East 85.46 feet to an iron pin; THEN by Lot #34 South 18 degrees 20 minutes 00 seconds East 175 feet to the place of beginning.

CONTAINING 17,500.67 square feet.

SUBJECT to covenants and restrictions for Lion Hills Development as set forth in chain of title.

BEING the same premises conveyed by Gaylord M. Cryder, unmarried, et al., to Twin Hills Development Corporation, by deed dated May 3, 1977, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 281, at page 142.

IMPROVED with a single family dwelling, which has the address of Lot 35 Lion Hills Development, Bloomsburg, S. Centre Twp., Columbia County, Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on MAY 8, 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 INTO EXECUTION at the suit of
Susquehanna Savings Association vs. Twin Hills Development Corporation.

SAID PREMISES WILL BE SOLD BY:

VICTOR VANDLING
sheriff of Columbia County

JOSEPH SERLING ATTY.

3/9/81:

Copies to:

HENRIE PRINTING

HAROLD W. SHARROW, Tax Collector, 6555 2nd St., Bloomsburg

P-E, Legal Ads, Wednesdays, April 8, 15, 22, 1981. AFFIDAVITS please.