

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 A 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, Pennsylvania

GRANTOR (S)

ADDRESS

ZIP CODE

Susquehanna Savings Association

Berwick, Pa.

18603

GRANTEE (S)

ADDRESS

ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

Lot #34, Lion Hills Development, Bloomsburg

South Centre Twp.

Columbia

R.D. STREET & NUMBER OR OTHER DESCRIPTION

NAME OF LOCAL GOVERNMENTAL UNIT

COUNTY

FULL CONSIDERATION \$ 15,100.00

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, Columbia Co. Courthouse, Bloomsburg. Sheriff

SUCCESSFUL BIDDER Susquehanna Savings Association, Berwick, Pa.

NAME

ADDRESS

TITLE

NAME

ADDRESS

TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 360.00
JUDGEMENT PLUS INTEREST	\$ 48,535.33		
BID PRICE		\$ 15,100.00	
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.)	\$ 359.00	\$	
TOTAL	\$ 49,013.12	\$ 15,100.00	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 1981, at 2:45 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 \$15,100.00 plus \$90.50 Poundage
Fifteen Thousand One Hundred 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>90.50</u>	\$172.25
Press-Enterprise		171.40
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 \$430.54 (Taxes & Cost) plus \$90.50 Poundage or total of \$521.04.

Susquehanna Savings Association

vs.

Twin Hills Development Corporation

A Pennsylvania Corporation

No. 1927 of 1980 J.D.

No. 16 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa. }

So answers

May 8, 1981


VICTOR B. VANDLING

Sheriff

SUSQUEHANNA SAVINGS : IN THE COURT OF COMMON PLEAS
ASSOCIATION :
Plaintiff : OF COLUMBIA COUNTY
vs. : CIVIL ACTION--LAW
Action of Mortgage Foreclosure
TWIN HILLS DEVELOPMENT :
CORPORATION, a Pennsylvania :
Corporation :
Defendant : No. 1927 of 1980

NOTICE OF SHERIFF'S SALE OF
REAL ESTATE


TO Twin Hills Development Corporation, Defendant 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 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 **2:45** 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 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 #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.


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. 1927 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, that 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 Highway, Bloomsburg, Columbia County, Pennsylvania.

Jane R. Smith
JANE R. SMITH

Sworn to and subscribed
before me this 21 day
of February, 1981.

[Signature]
Notary Public

My Commission Expires:

NOTARY PUBLIC

Pittston, Luzerne County, Pa.

My Commission Expires March 16, 1984

LIST OF LIENS

VERSUS

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

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

1ST National Bank of Mocanagua

versus

Twin Hills Development Corp.

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

1st National Bank of Mocanagua

versus

Twin Hills Development Corp.

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

1st National Bank of Mocanagua

versus

Twin Hills Development Corp.

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

United Penn Bank

versus

Twin Hills Development Corp.

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

Universal Suppliers, Inc.

versus

Twin Hills Development, ~~Inc.~~

Leo Yedock, Jr., Tadic

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

LIST OF LIENS

VERSUS

TWIN HILLS DEVELOPMENT CORP.

Court of Common Pleas of Columbia County, Pennsylvania.

Poloron Homes, Inc.

versus

Twin Hills Development Corp.

Et Al *Leo J Yodick, Jr*

No. 979 of Term, 19. 80
Real Debt ||\$25,000.00...
Interest from 5-9-80 ||
Commission ||
Costs ||
Judgment entered 6-18-80
Date of Lien 5-9-80
Nature of Lien Note

Donald Reichart Lumber &
Supplies, Inc.

versus

Twin Hills Development Corp.

~~Et Al~~

No. 1587 of Term, 19. 80
Real Debt ||\$21,386.40...
Interest from 8-1-80 ||
Commission ||
Costs ||
Judgment entered 10-8-80
Date of Lien 8-1-80
Nature of Lien Note

Faxon Lumber Company

versus

Twin Hills Development Corp.

No. 174 of Term, 19. 81
Real Debt ||\$ 8,900.00...
Interest from 2-2-81 ||
Commission ||
Costs ||
Judgment entered 2-9-81
Date of Lien 2-2-81
Nature of Lien Note

Susquehanna Savings Association

versus

Twin Hill Development Corp.

No. 1925 of Term, 19. 80
Real Debt ||\$48,557.09...
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. 1926 of Term, 19. 80.
Real Debt ||\$ 48,630.33..
Interest from 3-1-81 ||
Commission ||
Costs ||
Judgment entered 2-20-81
Date of Lien 3-1-81
Nature of Lien ~~2000000~~ 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 from ...Dec. 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 X. Bush~~ 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 Apr 11
A.D., 19 81

Beverly J. Michael RECORDER

MORTGAGE

THIS MORTGAGE is made this 27th day of AUGUST 19 79, between the Mortgagor, TWIN HILLS DEVELOPMENT CORPORATION, a Penna. Corp. (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 27 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 27 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 COLUMBIA 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 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 at page 142.

TO BE IMPROVED with a single family dwelling.

which has the address of Lot #34, Lion Hills Development, Bloomsburg, Columbia 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 seised 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 Reinstatement. 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 is:

On this, the 27th day of August, 1979, before me, 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:

1st - 1st - 79

John M. Kulla
Notary Public
Title of Officer



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

Attorney for Mortgagee

Recorded in the Office for Recording of Deeds in and for the County of Columbia, Commonwealth of Penn-
sylvia in Mortgage Book No. 196 Page 905, etc.

Witnessed by my hand and Seal of Office this 28th day of August, 1979
4:19 P.M.

Marvin G. Bower

No. <u>560</u>	Mortgage	TWIN HILLS DEVELOPMENT CORPORATION	TO	Susquehanna Savings Association	DATE: <u>Aug. 27, 1979</u>	PREMISES: <u>Lot #34, Lion Hills Dev. Bloomsburg, Col. Co. Pennsylvania</u>	REAL ESTATE: <u>\$37,700.</u>	MONTHLY PAYMENT: <u>\$int. only, entire principal balance due and payable within one (1) year from date hereof.</u>	Record and Return to	Joseph Serling Attorney for Association	960 United Penn Bank Bldg Wilkes-Barre, Penna.
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AND the said Twin Hills Development Corporation, doth hereby constitute and appoint Leo G. Yalock, 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 G. Yalock, Jr.

President

Attest:

J. H. Yalock
Secretary



THURSDAY,

VS

NO.

WRIT OF EXECUTION:TOTAL

Judgement --- Principal

\$ 47,523.44

Insurance

Interest from 12/50 to 8/81

1,011.34

Real Estate Tax

Interest from _____ to _____

_____ days @ \$ _____ per day

Total..... 48,535.33 \$ 48,535.33

INITIAL PROTHONOTARY COSTS (PD. BY ATTY.)

Proth. (Writ)

Pro. Pd.

Shff. V.

Judg. Fee

Atty. Fee

Satisfaction

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 1/2% each \$ thereafter)

Sheriff's Deed (executing & registering)

Total.....\$ 51.75 \$ 51.75

Morning Press (Ads)

Berwick Enterprise (Ads)

Henrie Printing

Finance Charges

Total.....\$ 201.40 \$ 201.40

Prothonotary - List of Liens
Deed

Total.....\$ 16.00 \$ 16.00

Recorder of Columbia Co.

Deed, Search, Affidavit

State Stamps

Realty Transfer Stamps

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

REAL ESTATE TAXES:

Borough/Township & County Taxes, 1981

School Taxes, District _____, 19____

Parcel #1

Parcel #2

Parcel #3

Parcel #4 1980 County, Sch. Dist. & Township

(Lot #34)

Total.....\$ 113.79 \$ 113.79

SEWERAGE RENT DUE:

Municipality _____ for 19____

\$

\$

Total \$ 430.54

PLUS: Poundage 70.50

State Realty Tax

State Stamps

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:

SEIZED AND TAKEN into execution at the suit of Susquehanna Savings Association vs. Twin Hills Development Corporation.

Victor Vandling,
Sheriff of
Columbia County

SS:

... Paul R. Eyerly III, being duly sworn,
that The Morning Press is a newspaper of general circulation
of business in the Town of Bloomsburg, County of Sullivan,
was established on the 1st day of March, 1902, and has been published
and Legal Holidays). continuously in said Town, County and State
Establishment; that hereto attached is a copy of the legal notice
titled proceeding which appeared in the issue of said newspaper dated
... April 8, 15, 22, 1981....
affiant is one of the owners and publishers of said newspaper;
notice was published; that neither the affiant nor T. J. Eyerly
subject matter of said notice and advertisement, and that the contents of said
statement as to time, place, and character of publication are true.

Sworn and subscribed to before me this 11th day of May 1964

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 Sher-

JUDICIAL PUBLIC
IBIA COUNTY

3 JULY 5, 1981

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

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 Sunday 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 newspaper which appeared in the issue of said newspaper on April 8, 15, 22, 1981 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 15th day of April, 1981.

(Notary Public)

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

And now, 1981, I hereby certify that the advertisement charges amounting to \$100.00 for publishing the foregoing notice, and the affidavit have been paid in full.

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, I am directed to expose 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 presence 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, sell at public sale the above described premises.

Pa. Department
Corner Form
Will-O-Bett Farm

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 2:45 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 \$15,100.00 plus \$90.50 Poundage
Fifteen Thousand One Hundred 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>90.50</u>	\$172.25
Press-Enterprise		171.40
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 \$430.54 (Taxes & Cost) plus \$90.50 Poundage or total of \$521.04.

Susquehanna Savings Association
 vs.

Twin Hills Development Corporation
 A Pennsylvania Corporation
 No. 1927 of 1980 J.D.
 No. 16 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 2:45 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 \$15,100.00 plus \$90.50 Poundage
Fifteen Thousand One Hundred and 00/100----- Dollars

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SHERIFF'S COST:

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Henrie Printing	<u>30.00</u>

Prothonotary of Columbia County	13.00
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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 \$430.54 (Taxes & Cost) plus \$90.50 Poundage or total of \$521.04.

Susquehanna Savings Association
 vs.

Twin Hills Development Corporation
 A Pennsylvania Corporation
 No. 1927 of 1980 J.D.
 No. 16 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa.)

So answers

May 8, 1981

Victor B Vandling
 VICTOR B. VANDLING

Sheriff

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 - Copies to:

Henrie Printing

Harold Sharrow, Tax Collector, 6555 2nd St., Bloomsburg (S. Centre Twp.)

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

JOSEPH SERLING
ATTORNEY AT LAW
960 UNITED PENN BANK BUILDING
WILKES-BARRE, PENNSYLVANIA 18701

AREA CODE 717
TELEPHONE 823-2181

February 18, 1981

Prothonotary of Columbia County
Columbia County Court House
Bloomsburg, Pennsylvania 17815

RE: Twin Hills Development Corp.
No. 1927 of 1980

Covering Lot No. 34

Dear Sir:

Enclosed herewith are the following instruments for the purpose of issuing execution thereon:

1. 2 copies of the Praecipe for Entry of Judgment, one for filing and please return one copy stamped filed to my office. ✓
2. 2 copies of Praecipe for Entry of Execution, one for filing and please return one copy stamped filed to my office. ✓
3. 3 copies of Notice of Entry of Judgment to be forwarded to owners of Twin Hills Dev. Corp. ✓

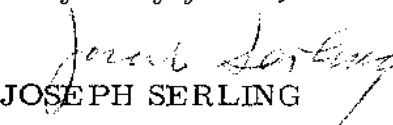
~~XXXX Copies of the Affidavit of Non-Military Service, X
under separate cover (envelope) XXXX~~

FOR THE SHERIFF

- 4 copies of Writs of Execution
- 4 copies of Notice of Sheriff's Sale (please return one copy marked filed to my office)
- 5 copies of the description of the premises.
- 3 copies of an Affidavit of Whereabouts of Defendants, one copy to be marked filed and returned to my office.

Please be advised that we have sent the checks for the Prothonotary and Deposit check for the Sheriff under separate cover (envelope 1). Please turn all instruments for the Sheriff over to the Sheriff.

Very truly yours,


JOSEPH SERLING

JS/cr

Enclosures

cc: Sheriff of Columbia County

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. 1927 of 1980

NOTICE OF SHERIFF'S SALE OF
REAL ESTATE

TO Twin Hills Development Corporation, Defendant 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 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 2:45 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 southeast corner of Lot #34 and the southwest corner of lands described herein; THEN by Lot #35 North 15 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 #38 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 #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.

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

By virtue of a Writ of Execution No. _____ 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 _____, 1981, at o'clock _____ 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 _____, 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



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