



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

August 4, 1981

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

Re: Susq. Savings Assn. vs.
Thomas, Gordon & Diane
No: 35 of 1981 E. D.

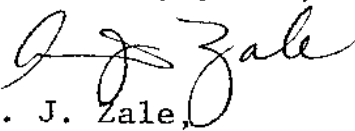
Dear Mr. Serling,

The attached copy of memo from the Tax Collector for South Centre Township, Columbia County should be self-explanatory. In fact I brought this to your attention recently when you appeared in behalf of your client on another Sheriff's Sale.

Included in the bid price of taxes and costs of the purchaser (plaintiff) was \$119.79 for taxes owed. The amount has now been returned by Harold W. Sharrow. Therefore these monies are being returned to you as agent for the plaintiff for proper disposal.

Any questions in the matter should be directed to the undersigned.

Very truly yours,


A. J. Zale,
Chief Deputy Sheriff

AJZ/ldm

Enclosure

**TAX COLLECTOR
SOUTH CENTRE TOWNSHIP
COLUMBIA COUNTY, PA.**

HAROLD W. SHARROW
6385 2nd St. (Lime Ridge)
BLOOMSBURG, PA., 17815
Phone: 717-784-0173

SHERIFF'S OFFICE

THE PROPERTY OF BORDEN & DIANE THOMAS,
12-05D-4, NOW OWNED BY SUSQUEHANNA SAVING
AND LOAN WAS PAID FROM ESCROW ON 4/24/81
IN THE AMOUNT OF \$166.22.

I AM SORRY I MADE THIS MISTAKE WHEN
YOU REQUESTED A BILL FROM ME FOR THE
SHERIFF'S SALE. I MISSED PICKING UP THE
DATE IT WAS PAID FROM MY TAX DUPLICATE.

I AM SORRY FOR ANY INCONVENIENCE THAT I
MAY HAVE CAUSED YOU.

Harold W. Sharrow

OFFICE OF SHERIFF
COLUMBIA COUNTY

JUL 23 10 02 AM '81

____ SHERIFF

____ CHIEF DEPUTY



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

July 22, 1981

Harold W. Sharrow
6555 2nd Street (Lime Ridge)
Bloomsburg, Pa. 17815

Re: Susq. Savings Assn. vs.
Thomas, Gordon & Diane
No: 35 of 1981 E.D.

Dear Mr. Sharrow,

On April 21, 1981 Writ of Execution in the matter was filed in the Columbia County Prothonotary's Office. On May 11, 1981 copy of scheduled Sheriff's Sale was forwarded to you requesting you to provide a copy of the tax statement on the described property to be sold. The enclosed copy (green) was received here.

The notice forwarded to you indicated sale to be held June 25, 1981 with schedule of distribution to be filed on June 30, 1981. Distribution to be made in accordance to the schedule unless exceptions are filed thereto within 10 days thereafter. No exceptions were filed and distribution was made on July 13, 1981. Included in distribution was a check in amount of \$119.79 payable to you for 1981 County R.E. and Twp. R.E. as owed on the described property.

On July 20, 1981 you returned this Check, stating taxes to have been paid. At this time I advised you to provide this information in writing, to be made part of the record of this case. Thereafter adjustments will be made by returning these monies to the purchaser of the property as tax monies were included in amount of taxes and costs collected and paid by this office at time of distribution. Had we been advised prior to time of sale, that these taxes were paid since initial advisement, said monies would not have been collected nor made part of this distribution.

Again I request you to advise us in writing of the date the taxes in question were paid to you the tax collector, and therefore were inadvertently collected/paid a second time.

Enclosed is the Check forwarded to you to be returned at time notification of their being paid is provided in writing.

Thank you for your cooperation in this important matter. Any questions should be directed to the undersigned.

Very truly yours,

A handwritten signature in cursive script, appearing to read "A. J. Zale".

A. J. Zale,
Chief Deputy Sheriff

AJZ/ldm

Enclosures

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 25TH day of JUNE 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

for the price or sum of Fifty Thousand (\$50,000.00) plus Two Hundred Sixty Five (\$265.00) Poundage ----- 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	79.45	
Poundage	265.00	
Press-Enterprise		\$344.45
		210.28
Henrie Printing		30.00
Prothonotary of Columbia County		13.00
Recorder of Deeds of Columbia County		10.00
Harold W. Sharrow, Tax Collector, South Centre Township		119.79

NOTE: \$51537.48 not collected from successful bidder. Monies would have to be returned to buyer/plaintiff.

Susquehanna Savings Association
vs
Gordon L. Thomas, and Diane M. Thomas, his wife
No. 384 of 1981 J.D.
No. 35 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa.
June 30, 1981

} So answers

VICTOR B. VANDLING
SHERIFF

SUSQUEHANNA SAVINGS ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff	:	CIVIL ACTION-LAW
vs.	:	Action of Mortgage Foreclosure
GORDON L. THOMAS, AND DIANE M. THOMAS, his wife,	:	
Defendants	:	No. 384 of 1981

NOTICE OF SHERIFF'S SALE OF
REAL ESTATE

TO GORDON L. THOMAS, AND DIANE M. THOMAS, his wife,
Defendants herein and title owners 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, Bloomsburg, Columbia County, Pennsylvania on **THURSDAY**, **JUNE 25**, 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 eastern edge of Amron Drive, said

pin being the southwest corner of Lot #25 and the northwest corner of land described herein; THENCE by Lot #25 North 79 degrees 11 minutes 58 seconds East, 194.03 feet to an iron pin; THENCE by lands of H. C. Shuman due South, 157.78 feet to an iron pin; THENCE by Lot #23 North 77 degrees 10 minutes 25 seconds West, 187.60 feet to an iron pin on the edge of Amron Drive; THENCE by Amron Drive on a curve to the left having a radius of 139.09 feet an arc distance of 45.61 feet; THENCE by the same North 10 degrees 48 minutes 02 seconds West, 35 feet to the place of beginning.

CONTAINING 21,985.90 square feet.

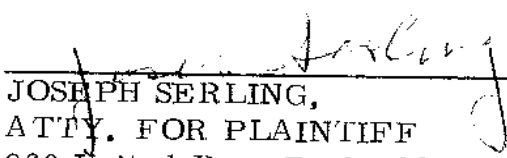
BEING Lot #24 on a plan known as Lion Hills Development Corp. by Orangeville Surveying Consultants recorded in Map Book 4, page 252 on June 22, 1977.

BEING the same premises conveyed by Twin Hills Development Corporation to Gordon L. Thomas, and Diane M. Thomas, his wife, by deed dated August 12th, 1977, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 283 Page 236 .

UNDER AND SUBJECT to all the restrictions, reservations, qualifications and provisions all of which run with the land, and more fully set forth in "Covenants and Restrictions for Lion Hills Development". ALSO subject to right-of-way for construction and maintenance of telephone lines to Bell Telephone Company as recorded in Miscellaneous Book 56, page 365.

IMPROVED with a single family dwelling, which has the address of Lot #24, Lion Hills Development, S. Centre Twp., Bloomsburg, Columbia County, Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on JUNE 30 , 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 : IN THE COURT OF COMMON PLEAS
ASSOCIATION :
Plaintiff : OF COLUMBIA COUNTY
vs. : CIVIL ACTION- LAW
GORDON L. THOMAS, and : Action of Mortgage Foreclosure
DIANE M. THOMAS, his wife, :
Defendants : No. 384 of 1981

AFFIDAVIT OF WHEREABOUTS OF
DEFENDANTS

ALICE M. GATTO being duly sworn according to law deposes and says 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 Owners and Defendants, Gordon L. Thomas, and Diane M. Thomas, his wife, is unknown.

Alice M. Gatto
ALICE M. GATTO

Sworn to and subscribed
before me this 13th day
of April, 1981.

[Signature]
Notary Public

Diane - 6645 4th St
Blauvelt
(Lime Ridge)

My Commission Expires:

Willsboro, Columbia County, Pa.
My Commission Expires July 2, 1982

AFFIDAVIT OF NON MILITARY SERVICE
OF DEFENDANTS

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF LUZERNE :

LEE CASPER being duly sworn according
to law, does depose and say that he did, upon request of
SUSQUEHANNA SAVINGS ASSOCIATION
investigate the status of GORDON L. THOMAS AND DIANE M. HIS WIFE,
with regard to the Soldiers' and Sailors' Civil Relief Act of
1940; and that he made such investigation personally _____
_____ and your affiant avers that _____
THEY ~~is~~/are not now, nor ~~were~~/were ~~he~~/they, within a
period of three months last, in the military or naval service of the
United States within the purview of the aforesaid Soldiers' and
Sailors' Civil Relief Act of 1940.

Lee Casper
LEE CASPER

Sworn to and subscribed before me

this 15th day of APRIL, 1981.

Ruth Cole

RUTH COLE, Notary Public
Wilkes-Barre, Luzerne County
My Commission Expires June 6, 1981

My Commission Expires:

LIST OF LIENS

VERSUS

GORDON L. THOMAS AND DIANE M. THOMAS, HIS WIFE

Court of Common Pleas of Columbia County, Pennsylvania.

First Eastern Bank, NA	No. 457 of Term, 19 80
versus	Real Debt \$ 7374.60
Gordon L. & Diane M. Thomas	Interest from 3-10-80
	Commission
	Costs
	Judgment entered 3-21-80
	Date of Lien 3-10-80
	Nature of Lien Note

Commonwealth of Penna.	No. 970 of Term, 19 80
Dept. of Revenue	Real Debt \$ 117.84
versus	Interest from
Gordon L. & Diane M. Thomas	Commission
	Costs
	Judgment entered 6-17-80
	Date of Lien
	Nature of Lien Personal Income Tax Lien

Thorp Consumer Discount Co.	No. 203 of Term, 19 81
versus	Real Debt \$ 5763.52
Gordon & Diane M. Thomas	Interest from 10-8-80
	Commission
	Costs
	Judgment entered 3-25-81
	Date of Lien
	Nature of Lien Default Judgment

Susquehanna Savings Association	No. 384 of Term, 19 81
versus	Real Debt \$ 52,101.01
Gordon L. & Diane M. Thomas	Interest from May 1981
	Commission
	Costs
	Judgment entered 4-21-81
	Date of Lien
	Nature of Lien May 1981 Default Judgment

Sears, Roebuck & Co.	No. 825 of Term, 19 81
versus	Real Debt \$ 323.03
Gordon L. Thomas	Interest from 4-14-81
	Commission
	Costs
	Judgment entered 6-8-81
	Date of Lien 4-14-81
	Nature of Lien Transcript of Judgment

LIST OF LIENS

VERSUS

GORDON L. THOMAS AND DIANE M. THOMAS, HIS WIFE

Court of Common Pleas of Columbia County, Pennsylvania.

Sears, Roebuck & Co.

versus

Gordon L. Thomas

No. 326 of Term, 19 81
Real Debt ||\$ 1718.87
Interest from 4-14-81 ||
Commission ||
Costs ||
Judgment entered 6-8-81
Date of Lien 4-14-81
Nature of Lien Transcript of Judgment

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

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. Kline~~, 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

Gordon L. Thomas and Diane M. Thomas, his wife,

and find as follows:

SEE PHOTOSTATIC COPIES ATTACHED.

Fee \$1.50
.....

In testimony whereof I have set my hand and
seal of office this 22nd day of June
A.D., 19 81

Beverly J. Michael RECORDER

MORTGAGE

THIS MORTGAGE is made this 26th day of August, 1977, between the Mortgagor, GORDON L. THOMAS and DIANE M. THOMAS, his wife, (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 Forty-four thousand five hundred (\$44,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 26, 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 August 26, 2007

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 1 and 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 #25 and the northwest corner of land described herein; THENCE by Lot #25 North 79 degrees 11 minutes 58 seconds East, 194.03 feet to an ironpin; THENCE by lands of H. C. Shuman due south, 157.78 feet to an iron pin; THENCE by Lot #23 North 77 degrees 10 minutes 25 seconds West, 187.60 feet to an iron pin on the edge of Amron Drive; THENCE by Amron Drive on a curve to the left having a radius of 139.09 feet an arc distance of 45.61 feet; THENCE by the same North 10 degrees 48 minutes 02 seconds West, 35 feet to the place of beginning. CONTAINING 21,985.90 square feet.

BEING Lot #24 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4, Page 252 on June 22, 1977.

BEING the same premises conveyed by Twin Hills Development Corporation to Gordon L. Thomas and Diane M. Thomas, his wife, the Mortgagors herein, by deed dated 1977 and about to be recorded in the office of the Recorder of Deeds in and for Columbia County simultaneously herewith.

UNDER and SUBJECT to all the restrictions, reservations, qualifications and provisions all of which run with the land, and more fully set forth in "Covenants and Restrictions for Lion Hills Development". ALSO SUBJECT to Right-of-way for construction and maintenance of telephone lines to Bell Telephone Company as recorded in Miscellaneous Book 56, Page 365.

Mortgagors herein agree to pay a monthly mortgage guarantee insurance premium charge on the within mortgage loan.

TO BE IMPROVED with a single family dwelling which has the address of Lot #24, Lion Hills Development, South Centre Township, Columbia County, Pennsylvania. (herein "Property Address");

(State and Zip Code)

This is a purchase money mortgage.

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 provided in this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

13. Amendments and Assignments Excepted from Several Liability. Captions, "The Lender" and "Borrower" herein, shall not be construed to limit the right of the parties to amend or modify this Mortgage or the terms hereof, and shall not be construed to limit the right of the parties to assign or subdivide their interests in this Mortgage or the proceeds hereof. The parties and assignors of the parties to this Mortgage and the assignors of the proceeds hereof shall be deemed to interpret or define the provisions hereof.

14. Notice. Except for any notice required under applicable law to be given in another manner, for 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:

Katherine A. Whitman

Gordon L. Thomas
Gordon L. Thomas — Borrower

Diane M. Thomas
Diane M. Thomas — Borrower

COMMONWEALTH OF PENNSYLVANIA, County ss:

On this, the 26th day of August, 1977, before me, the undersigned officer, personally appeared GORDON L. THOMAS and DIANE M. THOMAS, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained.

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

My Commission expires:

July 2, 1978

Katherine A. Whitman
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.

Joseph Serling,

Attorney for Mortgagee

Columbia

Recorded in the Office for Recording of Deeds in and for the County of Luzerne, Commonwealth of Pennsylvania in Mortgage Book No. 185 Page 822, etc.

Witness my hand and Seal of Office this 29th day of August, 1977.
9:01 a.m.

Marvin G. Bower

No. 421	Mortgage	GORDON L. THOMAS and DIANE M. THOMAS, his wife,	TO Susquehanna Savings Association	DATE: August 1977 PREMISES: Lot #24, Lion Hills Development, South Centre Township, Pennsylvania REAL DEBT: \$44,500.00 MONTHLY PAYMENT: 358.06	Record and Return to Joseph Serling Attorney for Association 960 United Penn Bank Bldg. Wilkes-Barre, Pennsylvania	<i>Kuchta</i>
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MORTGAGE

THIS INDENTURE made this 8 day of August 19 80 between
→ GORDON L. THOMAS AND DIANE M. THOMAS, HIS WIFE,
(hereinafter whether one or more called "Mortgagor") and First Eastern Bank, National Association (hereinafter called
"Mortgagee")

WHEREAS, Mortgagor is indebted to Mortgagee under a certain Installment Loan Note, Security Agreement and
Disclosure Statement (hereinafter referred to as the "Note") dated AUGUST 8, 1980 between Mort-
gagor and Mortgagee in the sum of \$23,121.60 and

WHEREAS, to secure payment of said indebtedness and any of Mortgagor's obligations to Mortgagee already
existing or which are incurred in the future, and all other obligations of Mortgagor under the terms and provisions of the
Note and this Mortgage, Mortgagor does hereby grant, bargain and sell to Mortgagee

ALL THAT CERTAIN tract or parcel of land situate in the _____ Township
of South Centre Columbia County, Commonwealth of Penn-
sylvania known and designated as 100 Amaran Drive Bloomsburg Penna.

(hereinafter referred to as "Premises"), conveyed to Mortgagor by deed dated August 12, 1977,
duly recorded in the Office for the Recorder of Deeds in said County in Deed Book No. 283 Page 237 as
the Premises are therein described and, if necessary, as more particularly described as follows and/or on Exhibit "A"
attached hereto and incorporated herein by reference

See Exhibit "A"

TOGETHER with all buildings and improvements thereon and all liberties, privileges, hereditaments and
appurtenances whatsoever thereunto belonging or appertaining TO HAVE AND TO HOLD the Premises hereby granted
and conveyed to Mortgagee, to and for the use and behoof of Mortgagee, its successors and assigns, forever

THIS MORTGAGE IS MADE subject to the following conditions, covenants and obligations:

1. Mortgagor will make all payments on the due dates and perform all other obligations as required or provided
herein and in said Note;

2. Mortgagor will pay when due all taxes levied or assessed against said premises or any part thereof, and will
deliver receipts therefor to the Mortgagee upon request;

3. Mortgagor will keep the improvements on said property constantly insured against fire and such other hazards, in
such amount and with carriers as Mortgagee shall approve, and all such policies shall contain a mortgagee clause in favor
of Mortgagee.

4. In the event that Mortgagor defaults in payment of any installment due and payable under said Note for thirty (30)
days after written notice of said default shall have been given to Mortgagor or his representative, or mailed to his proper
address, or in the event Mortgagor shall fail to pay any premium of insurance required under the Note and this Mortgage
for 30 days after written notice of its being due shall be given to Mortgagor or his representative, or mailed to his
proper address, or in the event Mortgagor shall default in the payment of any tax assessed against the said premises for
one year after the first day of January next succeeding its assessment, Mortgagee may forthwith, without prejudice to
any other remedy, sue out Mortgage Foreclosure hereon for the immediate recovery of the entire unpaid balance due
and owing under said Note, which balance shall be determined after deducting any unearned Finance Charge under the
Note, together with any premiums of insurance paid by Mortgagee, and together with all of Mortgagee's actual expendi-
tures for proceedings to collect the indebtedness under the Note including court costs and reasonable attorney's fees
of 15% of the amount due (if the Note and this Mortgage are referred to Mortgagee's attorney, not a salaried employee
of Mortgagee, for collection), without further stay, nor shall any waiver of this provision be held effectual, unless in
writing for a valuable consideration.

BUT PROVIDED ALWAYS, that if Mortgagor does pay or cause this Mortgage and the indebtedness hereby
secured to be paid in full on the day and in the manner provided in said Note, or in the case of default and of legal pro-
cess shall before actual sale pay the same together with commissions and costs aforesaid, then this Mortgage, the
estate hereby granted, and the said indebtedness shall become void.

The covenants and conditions herein contained shall bind and the benefits and advantages shall inure to the respec-
tive heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular
number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Mortgagor has hereunder set hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of

G. P. Cook, Assistant Cashier

Gordon L. Thomas (SEAL)
Mortgagor

Diane M. Thomas (SEAL)
Mortgagor

_____ (SEAL)
Mortgagor

_____ (SEAL)
Mortgagor

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF _____) ss.

On the 8 day of August 19 80 before me, a Notary Public, personally appeared
the above named GORDON L. THOMAS AND DIANE M. THOMAS, HIS WIFE

and in due form of law acknowledged the above INDENTURE OF MORTGAGE to be THEIR voluntary
act and deed, and desired the same to be recorded as such.

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

Notary Public

My Commission expires

I certify that the precise address of the within-named Mortgagee is
EAST END OFFICE, BLOOMSBURG PENNA 17815

Signature

G.P. Cook, Assistant Cashier
Agent on behalf of Mortgagee

27 007 90

500 200 725



This Indenture,



Made the 12th day of August, in the year
Nineteen hundred and seventy-seven (1977).

Between TWIN HILLS DEVELOPMENT CORPORATION, a Pennsylvania Corporation, with its principal offices located at R. D. #2, Berwick, Columbia County, Pennsylvania, GRANTOR,



(hereinafter called the Grantor--), of the one part, and
GORDON L. THOMAS and DIANE M. THOMAS, his wife, of 246 West Main Street, Box 594, Bloomsburg, Columbia County, Pennsylvania, GRANTEES.



(hereinafter called the Grantees), of the other part:

Witnesseth, That the said Grantor--for and in consideration of the sum of
--Five thousand nine hundred and 00/100--(\$5,900.00)---dollars---lawful
money of the United States of America, unto--them---well and truly paid by the
said Grantees at and before the sealing and delivery of these presents the receipt
whereof is hereby acknowledged---have---granted, bargained, sold, aliened,
enfeoffed, released and confirmed, and by these presents---do---grant, bargain,
sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs-----
-----and Assigns,

ALL that certain piece, parcel or lot of land situate in the
Township of South Centre, County of Columbia and State of 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 #25 and the northwest corner of
land described herein; then by Lot #25 north 79 degrees 11 minutes 58
seconds east 194.03 feet to an iron pin; then by lands of H. C. Shuman
due south 157.78 feet to an iron pin; then by Lot #23 north 77 degrees
10 minutes 25 seconds west 187.60 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 45.61 feet; then by the same north
10 degrees 48 minutes 02 seconds west 35 feet to the place of
beginning; containing 21,985.90 square feet.

BEING Lot #24 on a plan known as Lion Hills prepared for Twin Hills
Development Corporation by Orangeville Surveying Consultants recorded
in Map Book 4 at Page 252 on June 22, 1977.

BEING a portion of the same premises conveyed to the Grantor
herein by deed of Gaylord M Cryder, unmarried, et al, dated May 3, 1977,
and recorded in Columbia County Deed Book Volume 281 at Page 142 on
May 6, 1977.

THE CENTRAL COLUMBIA SCHOOL DISTRICT
REAL ESTATE TRANSFER TAX

Amount 159.10 Paid 8/29/77

100 283 PAGE 236

500 200 PAGE 726

#168

COMMONWEALTH

OF

PENNSYLVANIA

REC'D BY RECORDER
COLUMBIA CO., PA.

AD-50 FEE \$6.50

AUG 15 12 17 PM '88

300K

MORTGAGE

FROM

GORDON L. THOMAS
DIANE M. THOMAS, HIS WIFE.
Insert Name(s) of Mortgagor

TO

FIRST EASTERN BANK®

EAST END OFFICE
BLOOMSBURG, PA. 17815

Recorded in Columbia County
McG. Bk. 200, page 725 on
August 15, 1980 at 12:17 p.m.
Beverly J. Michael
Acting Recorder

MORTGAGE

THIS MORTGAGE, entered into this 2nd day of September, 1980 between Gordon I. Thomas and Diane Thomas

herein called "Mortgagors," and Bloomburg Bank - Columbia Trust Company, a Pennsylvania corporation having an office and place of business at 11 West Main Street, Bloomburg, Columbia County, Pennsylvania 17815, herein called "Mortgagee,"

WITNESSETH, that to secure payment by Mortgagors of a promissory Note of even date herewith, in the Face Amount of Note of \$ 14,316.16 (and/or any renewal, refinancing or extension thereof, or other promissory Note or other agreement to pay which may be substituted therefor, any or all of which are hereinafter referred to as "promissory Note") and all other obligations of Mortgagors under the terms and provisions of this Mortgage, Mortgagors do by these presents sell, grant and convey to Mortgagee, ALL the following real estate situate in the (City) So. Centre (Township) (Borough) of Columbia County of Columbia, Com-

monwealth of Pennsylvania, BEING premises known and designated as Lyon Hill Estates, Bloomburg, Pa. Street Address City 17815

Pennsylvania, conveyed to said Mortgagors by Deed of Conveyance duly recorded in the Office for the Recording of Deeds in said County in Deed Book No. 283, Page 236, as said premises are therein described.

TOGETHER with all the buildings and improvements thereon and additions and alterations thereto, including all alleys, passageways, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or appertaining, herein called the Mortgaged Premises. TO HAVE AND TO HOLD the Mortgaged Premises hereby granted and conveyed unto Mortgagee, to and for the use and behoof of Mortgagee, its successors and assigns, forever.

THIS MORTGAGE IS MADE subject to the following conditions, and Mortgagors agree:

1. Mortgagors will make all payments on the due date thereof and perform all other obligations as required or provided herein and in said promissory Note.
2. Mortgagors will pay when due all taxes and assessments levied or assessed against said premises or any part thereof, and will deliver receipts therefor to the Mortgagee upon request.
3. Mortgagors will keep the improvements on said property constantly insured against fire and such other hazards, in such amount and with such carriers as Mortgagee shall approve, with loss, if any, payable to Mortgagee as its interest may appear.
4. Mortgagors will neither commit nor suffer any strip, waste, impairment or deterioration of the mortgaged premises, and will maintain the same in good order and repair.
5. In the event that Mortgagors default in the making of any payment due and payable under said promissory Note, or in the keeping and performance by Mortgagors of any of the conditions or covenants of this Mortgage or said promissory Note, Mortgagee may forthwith bring an Action of Mortgage Foreclosure hereon, or institute other foreclosure proceedings upon this Mortgage, and may proceed to judgment and execution to recover the balance due on said promissory Note and any other sums that may be due thereunder, including attorney fees of 15% of the balance due and payable on said promissory Note, costs of suit, and costs of sale.
6. Mortgagors, and each of them, hereby waive and release all benefit and relief from any and all appraisement, stay and exemption laws, now in force or hereafter passed, either for the benefit or relief from any and all appraisement, stay and exemption laws, now in force or hereafter passed, either for the benefit or relief of Mortgagors, or limiting the balance due under said promissory Note to a sum not in excess of the amount actually paid by the purchaser of the Mortgaged Premises at a sale thereof in any judicial proceedings upon said promissory Note or upon this Mortgage, or exempting the Mortgaged Premises or any other premises or property, real or personal, or any part of the proceeds of the sale thereof, from attachment, levy or sale under execution, or providing for any stay of execution or other process.

BUT PROVIDED ALWAYS, that if Mortgagors do pay or cause this Mortgage and the debt hereby secured to be paid in full, on the day and in the manner provided in said promissory Note, then this Mortgage and the estate hereby granted shall cease and determine and become void, anything herein to the contrary notwithstanding.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Payment of this Mortgage is subject to the terms and conditions of said promissory Note of even date between Mortgagors and Mortgagee.

IN WITNESS WHEREOF, the said Mortgagors have signed this Mortgage, with seal(s) affixed, on the date first above written.

Signed, sealed and delivered in the presence of:

Gary Kline
Mike Coleman

[Signature] (SEAL)
Diane M. Thomas (SEAL)

BOOK 201 PAGE 48

(SEAL)

(SEAL)

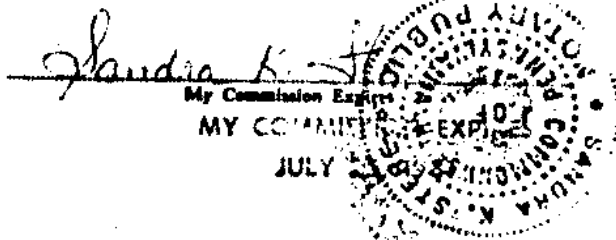
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

On this 2nd day of Sept., 19 80, before me, a Notary Public, came the above named Gordon L. and Diane M. Thomas

Mortgagor(s) above named, and acknowledged the within Indenture of Mortgage to be their act and deed, and desired the same to be recorded as such.

WITNESS my hand and seal, the day and year aforesaid.



CERTIFICATE OF RESIDENCE

Michael Coleman of Bloomsburg Bank - Columbia Trust Company, Mortgagee named in the foregoing Mortgage, hereby certify that the correct residence address of said Mortgagee is 11 West Main Street, Bloomsburg, Pennsylvania 17815.

Michael Coleman
Agent of Mortgagee

RECORDED
COLUMBIA CO. PA.
TAD 57
SEP 11 3 07 PM '80

COMMONWEALTH
OF PENNSYLVANIA

MORTGAGE

(Name of Mortgagor(s))

BLOOMSBURG BANK -
COLUMBIA TRUST COMPANY
MORTGAGE
11 West Main Street
Bloomsburg, Pennsylvania 17815

Mortgaged Premises:

Street Address

City, Borough or Township

Post Office

COMMONWEALTH OF PA. }
COUNTY OF COLUMBIA } ss. 3:07 p.m.

RECORDED on this 11th day
of September, 19 80, in the
Office for the Recording of Deeds of said County,
in Mtg. Book No. 201 Page 48

RECORDER

Handwritten signature



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)

Gordon L. Thomas and Diane M. Thomas, his wife, by the SHERIFF of Columbia County

GRANTOR (S)

ADDRESS

ZIP CODE

Susquehanna Savings Association

GRANTEE (S)

ADDRESS

ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

Lot #24, Lion Hills Development

South Centre Township

Columbia

R.D. STREET & NUMBER OR OTHER DESCRIPTION

NAME OF LOCAL GOVERNMENTAL UNIT

COUNTY

FULL CONSIDERATION \$ 50,000.00

HIGHEST ASSESSED VALUE \$ 4,950.00

FAIR MARKET VALUE \$ 14,860.00

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 County Sheriff.

NAME

ADDRESS

TITLE

SUCCESSFUL BIDDER Susquehanna Savings Association

NAME

ADDRESS

TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 4,950.00
JUDGEMENT PLUS INTEREST	\$ 52,101.01		
BID PRICE		\$ 50,000.00	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ 119.79	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$ 398.98	\$	
TOTAL	\$ 52,619.78	\$ 50,000.00	\$ 4,950.00

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

Gordon Thomas Sheriff Sale

105.14 - Press
105.14 - Enterprise
\$210.28 - Total Cost

development' Corpora-
n to Gordon L.
omas and Diane M.
omas, his wife, by
ed dated August 12,
17, and recorded in
Office of the Recor-
of Deeds in and for
olumbia County in Deed
Book 283, page 236.
ER AND SUBJECT TO
the restrictions, res-
tations, qualifications
d provisions all of
ich run with the land,
d more fully set forth
"Covenants and
strictions for Lion Hills
velopment." ALSO
ject to a right of way
construction and
aintenance of tele-
one lines to Bell Tele-
one Co. as recorded in
ellaneous Book 56,
ge 365.
ROVED with a single
hily dwelling, which
the address of Lot
Lion Hills Develop-
nt, S. Centre Twp.,
olumbia County, Penn-
sylvania.

Association vs. Gor-
L. Thomas and Diane
Thomas, his wife.
Victor B. Vandling
Sheriff
Columbia County
Joseph Serling, Attorney
June 3, 10, 17

NOTICE is hereby given to
all claimants and parties
interest, that the Sher-
on June 30, 1981,
ule of Distri-
office,
will be

s and says
e and place
lvania, and
ot Sundays
estab-

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

PAY TO THE ORDER OF *Press-Enterprise Inc*

Two Hundred Ten and 28/100

FOR # 35 of \$1.00 Legal Ads

Thom n-2

June 23, 1981

4434

572"8 10"0"

Victor B. Vandling

05

June 23, 1981

\$ 210.28

DOLLARS

60-593
313

lishmen.
titled proceed
.... June 3, 1981
affiant is one of the
notice was published; that neith
ject matter of said notice and adver
statement as to time, place, and character of

Sworn and subscribed to before me this *17th* day of *June*

Matthew J. Creme
(Notary Public)

My Commission Expires
MATTHEW J. CREME, NOTARY PUBLIC
BLOOMSBURG, COLUMBIA COUNTY
MY COMMISSION EXPIRES JULY 3, 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.

MAKE CHECKS PAYABLE TO:

6055 AND ST. CLAIR (RD 1)
BLOOMSBURG, PA. 17015

HOURS

PHONE

TAXES ARE DUE & PAYABLE - PROMPT PAYMENT IS REQUESTED

THOMAS, GORDON L. & STARR H.
163 AMERICAN DR.
BLOOMSBURG, PA. 17015

IF YOU DESIRE A RECEIPT, ENCLOSE A STAMPED ADDRESSED ENVELOPE WITH YOUR PAYMENT

DESCRIPTION	ASSESSMENT	MILLS	TAX DISCOUNT	TAX	AMOUNT DUE	INCL. PENALTY
100.00 0.00 TWP/CDNO 100	4.00	14.00	2.00	10.00	10.00	
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.						
PAY THIS AMOUNT						
IF PAID BEFORE						
IF PAID AFTER						

EQUALITY AT PROPERTY DESCRIPTION
COUNTY 100 TWP/CDNO 100
ACT NO. 38848
PARCEL 12-050-4
LOT 24 LYNN HILLS
BLOOMSBURG, PA. 17015
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 4,950

VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY
PENNSYLVANIA

4488

60-593
313

July 13, 1981

PAY TO THE ORDER OF HAROLD W. SHARROW, TAX COLLECTOR, S. CENTRE TWP. \$ 119.79
One Hundred Ninety and 79/100 DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.
Bloomsbury, Pa.

FOR SUSG. Saving Assn. vs. Thomas
#35 0881 000

00313059381

572 810 01

05

Victor B. Vandling

Sherriff

Memorandum from the desk of

Sheriff Victor B. Vandling

To Harold W. Sharrow,
Tax Collector

Date July 13, 1981

Subject Sheriff Sale

Susquehanna Savings Association
vs.
Gordon L. Thomas and Diane M.
Thomas, his wife

Sale held June 25, 1981, Property purchased
by Plaintiff, Susquehanna Savings Association.

Dear Mr. Sharrow,

11 May 81

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

Very truly yours,

By virtue of a Writ of Execution No. 35 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, Columbia County Court House, Bloomsburg, Pennsylvania, on THURSDAY, JUNE 25, 1981 at 2:00 o'clock P.M., in the afternoon of the said day, all the right, title and interest of the Defendants 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 #25 and the northwest corner of land described herein; THENCE by Lot #25 North 79 degrees 11 minutes 58 seconds East, 194.03 feet to an iron pin; THENCE by lands of H. C. Shuman due South, 157.78 feet to an iron pin; THENCE by Lot #23 North 77 degrees 10 minutes 25 seconds West, 187.60 feet to an iron pin on the edge of Amron Drive; THENCE by Amron Drive on a curve to the left having a radius of 139.09 feet an arc distance of 45.61 feet; THENCE by the same North 10 degrees 48 minutes 02 seconds West, 35 feet to the place of beginning.

CONTAINING 21,985.90 square feet.

BEING Lot #24 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4, page 252 on June 22, 1977.

BEING the same premises conveyed by Twin Hills Development Corporation to Gordon L. Thomas and Diane M. Thomas, his wife, by deed dated August 12th, 1977, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 283 Page 236.

UNDER AND SUBJECT TO all the restrictions, reservations, qualifications and provisions all of which run with the land, and more fully set forth in "Covenants and Restrictions for Lion Hills Development." ALSO subject to a right of way for construction and maintenance of telephone lines to Bell Telephone Co as recorded in Miscellaneous Book 56, page 365.

IMPROVED with a single family dwelling, which has the address of Lot #24 Lion Hills Development, S. Centre Twp., Columbia Co. Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on JUNE 30, 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. Gordon L. Thomas and Diane M. Thomas, his wife.

~~XX~~ VICTOR B. VANDLING
SHERIFF OF COLUMBIA COUNTY

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 June 2, 1981, July 2, 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 July 2, 1981, THE PROPERTY WILL BE RESOLD AT 2:00 O'CLOCK P.M., IN THE SHERIFF'S OFFICE, ON THAT DAY Thursday July 2, 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 June 30, 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 \$ 52,617.76, WHICHEVER IS HIGHER.

ALSO, STATE STAMPS OF 1% OF BID OR OF \$ 52,617.76, WHICHEVER IS HIGHER.

BUYER Walt + 4

PRICE \$ 50,000.00

POUNDAGE \$ 100.00

Henrie Printing

P-E, Legal Ads, Wednesdays, June 3, 10, 17, 1981. Affidavits please.

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

By virtue of a Writ of Execution No. 35 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, Columbia County Court House, Bloomsburg, Pennsylvania, on THURSDAY, JUNE 25, 1981 at 2:00 o'clock P.M., in the afternoon of the said day, all the right, title and interest of the Defendants 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 #25 and the northwest corner of land described herein; THENCE by Lot #25 North 79 degrees 11 minutes 58 seconds East, 194.03 feet to an iron pin; THENCE by lands of H. C. Shuman due South, 157.78 feet to an iron pin; THENCE by Lot #23 North 77 degrees 10 minutes 25 seconds West, 187.60 feet to an iron pin on the edge of Amron Drive; THENCE by Amron Drive on a curve to the left having a radius of 139.09 feet an arc distance of 45.61 feet; THENCE by the same North 10 degrees 48 minutes 02 seconds West, 35 feet to the place of beginning.

CONTAINING 21,985.90 square feet.

BEING Lot #24 on a plan known as Lion Hills prepared for Twin Hills Development Corporation by Orangeville Surveying Consultants recorded in Map Book 4, page 252 on June 22, 1977.

BEING the same premises conveyed by Twin Hills Development Corporation to Gordon L. Thomas and Diane M. Thomas, his wife, by deed dated August 12th, 1977, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 283 Page 236.

UNDER AND SUBJECT TO all the restrictions, reservations, qualifications and provisions all of which run with the land, and more fully set forth in "Covenants and Restrictions for Lion Hills Development." ALSO subject to a right of way for construction and maintenance of telephone lines to Bell Telephone Co as recorded in Miscellaneous Book 56, page 365.

IMPROVED with a single family dwelling, which has the address of Lot #24 Lion Hills Development, S. Centre Twp., Columbia Co. Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on JUNE 30, 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. Gordon L. Thomas and Diane M. Thomas, his wife.

~~XX~~ VICTOR B. 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

May 21, 1981

SUSQUEHANNA SAVINGS ASSOCIATION

VS

GORDON L. THOMAS AND
DIANE M. THOMAS, his wife

POSTING OF PROPERTY

On May 21, 1981 at 2:10 P.M., posted a copy of the SHERIFF'S
SALE bill on the property of Gordon L. Thomas and Diane M. Thomas, Lot #24,
Lion Hills Development, South Centre Township,
Columbia County, Pennsylvania. Said posting performed by Columbia County Deputy
Sheriff Lee F. Mensinger.

So Answers:

Lee F. Mensinger
Deputy Sheriff

For:

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

Sworn and subscribed before me this
22nd day of May 1981.

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

April 30, 1981

A. J. ZALE, Chief Deputy

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

SUSQUEHANNA SAVINGS ASSN.

VS

GORDON L. THOMAS, and
DIANE M. THOMAS, his wife

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 35 of 1981 E.D.
WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

SERVICE ON Gordon L. Thomas

On April 24, 1981, sent 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 to Gordon L. Thomas, Box 594, Lion Hills Estates, Bloomsburg, Pa. by Certified Mail, Return Receipt Requested Number P16 6236730. Said Gordon L. Thomas received same on April 27, 1981 per signature of Gordon L. Thomas on Return Receipt card attached hereto and made part of this return. Receipt for CERTIFIED MAIL NUMBER P16 6236730 is attached.

So Answers:

A. J. Zale
A. J. Zale
Chief Deputy Sheriff

For:

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

Sworn and subscribed before me
this 30th day of April 1981

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

April 28, 1981

SUSQUEHANNA SAVINGS ASSN.

VS

GORDON L. THOMAS, and
DIANE M. THOMAS, his wife

IN THE COURT OF COMMON
PLEAS OF COLUMBIA COUNTY
COMMONWEALTH OF PENNA.
NO. 35 of 1981 E.D.
WRIT OF EXECUTION

SERVICE ON Diane M. Thomas

On April 27, 1981 at 8:40 P.M., a true and
attested copy of the within Writ of Execution and a true copy of the Notice
of Sheriff's Sale of Real Estate was served on the defendant, Diane M.
Thomas at 6645 Fourth St., Bloomsburg (Lime Ridge),
Pa. by Deputy Sheriff Lee F. Mensinger.

Service was made by personally handing said Writ of Execution and Notice of
Sheriff's Sale of Real Estate to the defendant.

So Answers:

Lee F. Mensinger
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.

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 Sheriff's Office, Columbia County Court House, Bloomsburg, Pennsylvania, on _____, 1981 at _____ o'clock _____ M., in the afternoon of the said day, all the right, title and interest of the Defendants 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 #25 and the northwest corner of land described herein; THENCE by Lot #25 North 79 degrees 11 minutes 58 seconds East, 194.03 feet to an iron pin; THENCE by lands of H. C. Shuman due South, 157.78 feet to an iron pin; THENCE by Lot #23 North 77 degrees 10 minutes 25 seconds West, 187.60 feet to an iron pin on the edge of Amron Drive; THENCE by Amron Drive on a curve to the left having a radius of 139.09 feet an arc distance of 45.61 feet; THENCE by the same North 10 degrees 48 minutes 02 seconds West, 35 feet to the place of beginning.

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SEIZED AND TAKEN INTO EXECUTION at the suit of Susquehanna Savings Association vs. Gordon L. Thomas and Diane M. Thomas, his wife.

SAID PREMISES WILL BE SOLD BY:

SHERIFF OF COLUMBIA COUNTY

JOSEPH SERLING, ATTORNEY