

State of Pennsylvania }  
County of Columbia } ss.

Beverly J. Michael, Acting

I, ~~Frank XXXXXXXX~~ 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 Robert R. Rood and Sandra L. Rood, his wife,

and find as follows:

See Photostatic Copies Attached.

Fee . \$5.00.....

In testimony whereof I have set my hand and seal of office this 20th day of July A.D., 19 81.

*Beverly J. Michael* ACTING  
RECORDER

## MORTGAGE

THIS MORTGAGE is made this 31st day of DECEMBER 1979, between the Mortgagor, **ROBERT R. ROOD AND SANDRA L. ROOD**, 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 **THIRTY FOUR THOUSAND TWO HUNDRED (\$34,200)** Dollars, which indebtedness is evidenced by Borrower's note dated December 31st, 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 **DECEMBER 15, 2004**

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 Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at the northeasterly corner of Lot No. 11 on the southerly side of West Front Street; THENCE in an easterly direction, along West Front Street, a distance of 50 feet to the northwesterly corner of Lot No. 13; THENCE in a southerly direction along said lot, a distance of 180 feet to the northerly line of Green Street, formerly Stable Street; THENCE along Green Street, in a westerly direction, a distance of 50 feet to the southeasterly corner of Lot No. 11; THENCE along said lot, in a northerly direction, a distance of 180 feet to West Front Street, the place of beginning. Being Lot No. 12 of a plot of lots cut from the farm of Freas Fowler. Being the same premises conveyed by Susquehanna Savings Association, a Pennsylvania Corporation, to Sandra L. Rood, one of the Mortgagors herein, by deed dated **Dec 31, 1979**, and about to be recorded in the Office of the Recorder of Deeds in and for Columbia County simultaneously herewith.

BEING known and designated as Parcel No. 04.3040128, as identified by the maps of the Columbia County Assessment Office, Bloomsburg, Pennsylvania; and purportedly being Lot #12, 610 West Front Street, consisting of a lot approximately 50' x 180'.

THIS is a purchase money mortgage.

which has the address of **610 West Front Street, Berwick, Columbia County,**  
(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 Reinstale.** 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:

*Frank E. Kypner*

*Robert R. Rood*  
Robert R. Rood

*Sandra L. Rood*  
Sandra L. Rood

COMMONWEALTH OF PENNSYLVANIA, Columbia County ss:

On this, the 31st, day of December, 1979, before me, the undersigned officer, personally appeared Robert R. Rood, and Sandra L. Rood, his wife, known to me (or satisfactorily proven) to be the person, 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:

*Joseph J. Olshewski*  
JOSEPH J. OLSEWSKI, Notary Public  
Wilkes-Barre, Luzerne County, Pa.  
My Commission Expires March 27, 1980

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

Recorded in the Office for Recording of Deeds in and for the County of ~~Luzerne~~ Commonwealth of Pennsylvania in Mortgage Book No. ... 198 ... Page ... 349 ... etc. COLUMBIA

WITNESS my hand and Seal of Office this 31st day of Dec., 1979, 4:26 p.m.

*Marvin G. Bower*

No. 1891	REC'D BY RECORDER COLUMBIA CO. PA.	TAX: 50.00 FEE: 2.50
	<b>Mortgage</b>	
ROBERT R. ROOD, AND SANDRA L. ROOD, his wife,  TO  Susquehanna Savings Association  DATE: December 31st, 1979 PREMISES: 610 W. Front Street, Berwick, Columbia Co. Pennsylvania REAL DUES: \$34,200. MONTHLY PAYMENT: \$360.21.  Record and Return to  Joseph Serling Attorney for Association 960 United Penn Bank Building Wilkes-Barre, Penna. 18701 <i>Frank Kypner</i>		

# Mortgage

This Indenture, Made the 9th day of January,  
in the year nineteen hundred and eighty-one (1981).

BETWEEN SANDRA L. ROOD and ROBERT ROOD, her husband, both of the Borough of  
Berwick, Columbia County, Pennsylvania—

and CLARENCE LAUBACH, of Mifflinville, ————— Mortgagee  
Columbia County, Pennsylvania—

Whereas, the said Sandra L. Rood and Robert Rood, her husband—  
Mortgagor a, in and by their ————— certain Obligation or Writing  
Obligatory, under their ————— hands and seals—, duly executed, bearing even date herewith stand  
bound unto the said Mortgagee in the sum of SIXTY-FIVE THOUSAND (\$65,000.00) DOLLARS—  
lawful money of the United States of  
America; conditioned that the said Mortgagors, their ————— heirs, executors or administrators,  
shall and do well and truly pay, or cause to be paid, unto the said Mortgagee, or his  
certain attorneys, executors, administrators or assigns, the sum of THIRTY-TWO THOUSAND FIVE  
HUNDRED (\$32,500.00)————— Dollars,  
Payable In The Following Manner:

"With interest at the rate of Thirteen (13%) Per Cent Per Annum  
on the unpaid balance until paid, said principal and interest to be paid in  
monthly installments of Two Thousand (\$2,000.00) Dollars each, commencing on  
the 25th day of January, 1981 and thereafter on the 25th day of each  
month until the principal and interest are fully paid, said payment to be applied  
first to payment of interest and balance of principal, except that any remaining  
balance of principal and interest shall become due and payable at the end of  
One (1) year, at that time, said payment shall be a balloon payment. Mortgagors  
shall have the right to pre-pay the sum at any time."

And Also, from time to time, and at all times, until payment of said principal sum be made as afore-  
said, keep the building, erected and to be erected upon the land herein described, insured for the benefit  
of the Mortgagee, in some good and reliable Stock Insurance Company or Companies to the amount  
of at least THIRTY-TWO THOUSAND FIVE HUNDRED (\$32,500.00)—

Dollars, and take no insurance out on said  
buildings, not marked for the benefit of the Mortgagee; the further condition of the said Obl-  
igation is such, that if at any time default shall be made in the payment of \$32,500.00—

interest or insurance premium as aforesaid, for the space of Fifteen (15)—days  
after any payment thereof shall fall due, or if a breach of any other of the foregoing conditions be made  
by the said Mortgagor, his heirs, executors, administrators or assigns, then and in such case, the  
said principal sum shall at the option of the said Mortgagee, his ————— executors,  
administrators or assigns, become due; and payment of the same, with the interest and costs of insurance  
due thereon, as aforesaid, together with an attorney's commission of Fifteen—per cent. on the said  
principal sum, besides costs of suit, may be enforced and recovered at once, anything therein contained  
to the contrary thereof in anywise notwithstanding, as in and by the said recited Obligation and the con-  
dition thereof (relation being thereunto had) may more fully and at large appear.

Witnesseth that the said Mortgagor a, as well for and in consideration of the said debt or sum of  
THIRTY-TWO THOUSAND FIVE HUNDRED (\$32,500.00)—

Dollars, and for the better securing the payment of the same with interest, as aforesaid, unto the said  
Mortgagee, his heirs————— executors, administrators or assigns in the  
discharge of the said recited Obligation, as for and in consideration of the further sum of one dollar,  
lawful money, aforesaid, unto the said Mortgagor in hand well and truly paid by said Mortgagee, at  
or before sealing and delivery hereof, the receipt whereof is hereby acknowledged, is—  
granted, bargained and sold, released, and confirmed, and by these presents, do—grant  
bargain and sell, release and confirm unto the said Mortgagee, his ————— heirs and assigns

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Berwick,  
County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Northeasterly corner of Lot No. 11 on the Southerly side of West Front Street;

THENCE in an Easterly direction, along West Front Street, a distance of 50 feet to the Northwesterly corner of Lot No. 13;

THENCE in a Southerly direction along said lot, a distance of 180 feet to the Northerly line of Green Street, formerly Stable Street;

THENCE along Green Street, in a Westerly direction, a distance of 50 feet to the Southeasterly corner of Lot No. 11;

THENCE along said lot, in a Northerly direction, a distance of 180 feet to West Front Street, the place of BEGINNING.

BEING Lot No. 12 of a plot of lots cut from the farm of Freas Fowler.

BEING KNOWN AND DESIGNATED as Parcel No. 04 3-4-128, as identified by the maps of the Columbia County Assessment Office, Bloomsburg, Pennsylvania; and purportedly being Lot No. 12, 610 West Front Street, consisting of a lot approximately 50' by 180.

BEING THE SAME PREMISES which Susquehanna Savings Association, by its Deed dated December of 1979 and recorded in the Office for the Recording of Deeds in and for Columbia County in Deed Book 296, at page 41, granted and conveyed unto Sandra L. Rood, female Mortgagor herein.



Together with all and singular the improvements, ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents issues and profits thereof;

To Have And To Hold the said

hereditaments and premises granted, or mentioned and intended so to be with the appurtenances, unto the said Mortgagee, his heirs and assigns, to and for the only proper use and behoof of the said Mortgagee, his heirs and assigns, forever:

And the said Mortgagee, for their heirs and assigns do hereby covenant, promise and agree to and with the said Mortgagee, their heirs, executors, administrators and assigns, that if the said Mortgagee, their heirs or assigns, shall neglect or refuse to keep up the aforesaid insurance, it shall be lawful for the said Mortgagee, his heirs, executors, administrators or assigns, to insure the said building in a sum sufficient to secure payment of the said principal debt, in case of fire, and shall recover the costs and expenses of such insurance in a suit upon this Mortgage.

Provided always, nevertheless, that if the said Mortgagee, their heirs, executors, administrators or assigns, do and shall well and truly pay, or cause to be paid, unto the said Mortgagee, his heirs, executors, administrators or assigns, the said principal sum of Thirty-Two Thousand Five Hundred (\$32,500.00) Dollars, lawful money, aforesaid, on the day and time hereinbefore mentioned and appointed for payment of the same, together with interest and costs and charges of insurance, as aforesaid, and without any deduction, deduction or abatement to be made of anything for or in respect of any taxes, charges or assessments whatsoever, then and from thenceforth, as well this present Indenture and the estate hereby granted, as the said recited Obligation, shall cease, determine and become void, anything hereinbefore contained to the contrary thereof in anywise notwithstanding. And Provided, also, that it shall and may be lawful for the said Mortgagee, his heirs, executors, administrators or assigns, when and as soon as the said principal sum shall, in any event, become due and payable, as aforesaid, an Action of Mortgage foreclosure may be properly commenced upon this Indenture of Mortgage, and proceed thereon to judgment and execution for the recovery of said principal sum and all interest due thereon, and the costs and expenses of insurance, as aforesaid, together with an attorney's commission of Fifteen per cent. on said principal sum, besides cost of suit, without stay of or exemption from execution or other process, with a full release of errors; any law, rule of court, or usage to the contrary notwithstanding.

In Witness Whereof, the said parties of the first part have to these presents set their hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of

Sandra L. Rood

Robert Rood

### Certificate of Residence

I hereby certify, that the precise address of the mortgagee  
223 East Third Street  
Mifflinville, PA 18631

herein is as follows:

Attorney or Agent for Mortgagee



Commonwealth of Pennsylvania

County of COLUMBIA

SS:

On this, the 9th day of Jan.

19 81, before me a Notary Public

the undersigned officer, personally appeared Sandra L. Rood and Robert Rood, her husband

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 purpose therein contained.

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



*Lynn R. Slack*

My Commission Expires  
LYNN R. SLACK, Notary Public  
Bloomsburg, Columbia Co., Pa  
My Commission Expires June 4, 1984

Commonwealth of Pennsylvania

County of

SS:

On this, the day of

19 , before me

the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument, and acknowledged that executed the same for the purpose therein contained.

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

REC'D BY RECORDER  
COLUMBIA CO. PA.

#98  
Mortgage  
TAX - 24.00 - FEE - 6.50  
INDIVIDUAL - REVISED 1983  
JAN 12 3 00 PM '81

Sandra L. Rood and Robert  
Rood, her husband - MORTGAGORS.

TO

Clarence Laubach - MORTGAGEE.

Deed January 9, 1981

Upon premises in the Borough

of Berwick, Columbia County,

Pennsylvania.

To secure - \$32,500.00

Payable monthly (\$2,000.00)

LAW OFFICES  
KREISHER AND RICHIE  
401 MARKET STREET  
BLOOMSBURG, PA

My Commission Expires

Commonwealth of Pennsylvania  
County of Columbia 3:00 p.m.

SS:

Recorded in the office for Recording of Deeds, &c., in and for said County, in  
Mortgage Book No. Vol. 202 , Page 670.

Witness my hand and Official Seal this 12th day of January , 19 81 at  
3:00 p.m.

*Benjamin J. Michael*  
Acting Recorder of Mortgages

BOOK 202 PAGE 673

# LIST OF LIENS

## VERSUS

ROBERT R. ROOD & SANDRA L. ROOD

Court of Common Pleas of Columbia County, Pennsylvania.

United Penn Bank

versus

Robert R. & Sandra L. Rood

No. 1413

of Term, 1975

Real Debt || \$10,000.00

Interest from 8/20/75 ||

Commission ||

Costs ||

Judgment entered 9/15/75

Date of Lien 8/20/75

Nature of Lien Note

George H. Gensemer, t/a

Gensemer's

versus

Robert R. Rood et al

(t/a - Hotel Berwick)

No. 1385 of Term, 1975

Real Debt || \$2750.86

Interest from 7/15/75 ||

Commission ||

Costs ||

Judgment entered 10/14/75

Date of Lien 7/15/75

Nature of Lien Default Judgment

Clyde E. & Joan B. Yohey

versus

Robert R. & Sandra L. Rood

No. 1616 of Term, 1975

Real Debt || \$17,750.00

Interest from 6/19/75 ||

Commission ||

Costs ||

Judgment entered 10/23/75

Date of Lien 6/19/75

Nature of Lien Note

Earl Readler t/a Earl's Sales &

Service

versus

Robert R. Rood

No. 1222 of Term, 1975

Real Debt || \$1205.61

Interest from 7/20/75 ||

Commission ||

Costs ||

Judgment entered 11/10/75

Date of Lien 7/20/75

Nature of Lien Default Judgment

U.S. of America

versus

Robert R. Rood

No. 85 of Term, 1976

Real Debt || \$11,026.15

Interest from ||

Commission ||

Costs ||

Judgment entered 1/19/76

Date of Lien

Nature of Lien Federal Tax Lien

# LIST OF LIENS

## VERSUS

ROBERT R. ROOD & SANDRA L. ROOD

Court of Common Pleas of Columbia County, Pennsylvania.

Comm. of Penna., Dept. of Revenue

Bureau Sales & Use Tax

versus

Robert R. Rood et al

No. 157 of Term, 1976  
Real Debt ||\$ 4,837.56  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 1/29/76  
Date of Lien  
Nature of Lien Sales & Use Tax

Hidlay Oil Co.

versus

Robert Rood

No. 424 of Term, 1976  
Real Debt ||\$ 722.53  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 3/15/76  
Date of Lien  
Nature of Lien Transcript of Judgment

Hidlay Oil Co.

versus

Robert Rood

No. 425 of Term, 1976  
Real Debt ||\$ 644.13  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 3/15/76  
Date of Lien  
Nature of Lien Transcript of Judgment

Hidlay Oil Co.

versus

Robert Rood

No. 426 of Term, 1976  
Real Debt ||\$ 702.35  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 3/15/76  
Date of Lien  
Nature of Lien Transcript of Judgment

Breisch's Dairy Inc.

versus

Robert Rood et al

No. 572 of Term, 1976  
Real Debt ||\$ 669.47  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 4/6/76  
Date of Lien  
Nature of Lien Transcript of Judgment

# LIST OF LIENS

## VERSUS

ROBERT R. ROOD & SANDRA L. ROOD

Court of Common Pleas of Columbia County, Pennsylvania.

Town of Bloomsburg

versus

Robert R. & Sandra L. Rood et al

No. 208

of

Term, 19. 76..

Real Debt

|| \$ 899.30

Interest from

||

Commission

||

Costs

||

Judgment entered

12/28/76

Date of Lien

Nature of Lien

Sewer Claim

Comm. of Penna. Dept. of Revenue

versus

Robert R. Rood

No. 504

of

Term, 19. 77..

Real Debt

|| \$ 4947.99

Interest from

||

Commission

||

Costs

||

Judgment entered

3/30/77

Date of Lien

Nature of Lien

Personal Inc. Tax Lien

First Eastern Bank, NA

versus

Robert R. & Sandra L. Rood

No. 1034

of

Term, 19. 77..

Real Debt

|| \$ 395,118.77

Interest from

6/24/77

||

Commission

||

Costs

||

Judgment entered

6/24/77

Date of Lien

6/24/77

Nature of Lien

Note

Comm. of PA Dept. of Revenue

versus

Robert R. Rood et al

(t/a - Hotel Berwick)

No. 1194

of

Term, 19. 77..

Real Debt

|| \$ 276.01

Interest from

||

Commission

||

Costs

||

Judgment entered

7/26/77

Date of Lien

Nature of Lien

Unemployment Compensation Lien

Comm. of PA, Dept. of Revenue

versus

Robert R. Rood et al

(t/a - Hotel Berwick)

No. 1397

of

Term, 19. 77..

Real Debt

|| \$ 63.37

Interest from

||

Commission

||

Costs

||

Judgment entered

8/24/77

Date of Lien

Nature of Lien

Unemployment Compensation Lien

# LIST OF LIENS

## VERSUS

ROBERT R. ROOD & SANDRAL L. ROOD

Court of Common Pleas of Columbia County, Pennsylvania.

Susquehanna Savings Association

versus

Robert R. Rood & Sandra L. Rood

No. 221 of Term, 19 78  
Real Debt ||\$ 37,656.95  
Interest from 6-1-78 ||  
Commission ||  
Costs ||  
Judgment entered April 12, 1978  
Date of Lien  
Nature of Lien Default Judgment

Susquehanna Savings Association

versus

Robert R. & Sandra L. Rood

No. 222 of Term, 19 78  
Real Debt ||\$ 28,827.35  
Interest from 6-1-78 ||  
Commission ||  
Costs ||  
Judgment entered 4/12/78  
Date of Lien  
Nature of Lien Default Judgment

Comm. of PA,

versus

Robert R. Rood et al

(t/a - Hotel Berwick)

No. 738 of Term, 19 78  
Real Debt ||\$ 1385.00  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 5/2/78  
Date of Lien  
Nature of Lien Personal Income Tax Lien

U.S. America

versus

Robert R. Rood

No. 1240 of Term, 19 78  
Real Debt ||\$ 5199.01  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 7/12/78  
Date of Lien  
Nature of Lien Federal Tax Lien

Comm. of PA, Dept. of Revenue

versus

Robert R. Rood, et al

No. 1688 of Term, 19 78  
Real Debt ||\$ 176.86  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 9/14/78  
Date of Lien  
Nature of Lien Personal Income Tax

# LIST OF LIENS

## VERSUS

ROBERT R. ROOD & SANDRAL L. ROOD

Court of Common Pleas of Columbia County, Pennsylvania.

Susquehanna Savings Association.

versus

Robert R. Rood & Sandra L. Rood

No. 221 of Term, 19 78  
Real Debt ||\$ 37,656.95  
Interest from 6-1-78 ||  
Commission ||  
Costs ||  
Judgment entered April 12, 1978  
Date of Lien  
Nature of Lien Default Judgment

Susquehanna Savings Association

versus

Robert R. & Sandra L. Rood

No. 222 of Term, 19 78  
Real Debt ||\$ 28,827.35  
Interest from 6-1-78 ||  
Commission ||  
Costs ||  
Judgment entered 4/12/78  
Date of Lien  
Nature of Lien Default Judgment

Comm. of PA,

versus

Robert R. Rood et al

(t/a - Hotel Berwick)

No. 738 of Term, 19 78  
Real Debt ||\$ 1385.00  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 5/2/78  
Date of Lien  
Nature of Lien Personal Income Tax Lien

U.S. America

versus

Robert R. Rood

No. 1240 of Term, 19 78  
Real Debt ||\$ 5199.01  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 7/12/78  
Date of Lien  
Nature of Lien Federal Tax Lien

Comm. of PA, Dept. of Revenue

versus

Robert R. Rood, et al

No. 1688 of Term, 19 78  
Real Debt ||\$ 176.86  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 9/14/78  
Date of Lien  
Nature of Lien Personal Income Tax

# LIST OF LIENS

## VERSUS

ROBERT R. ROOD & SANDRAL L. ROOD

Court of Common Pleas of Columbia County, Pennsylvania.

Susquehanna Savings Association

versus

Robert R. Rood & Sandra L. Rood

No. 221 of Term, 19 78  
Real Debt ||\$ 37,656.95  
Interest from 6-1-78 ||  
Commission ||  
Costs ||  
Judgment entered April 12, 1978  
Date of Lien  
Nature of Lien Default Judgment

Susquehanna Savings Association

versus

Robert R. & Sandra L. Rood

No. 222 of Term, 19 78  
Real Debt ||\$ 28,827.35  
Interest from 6-1-78 ||  
Commission ||  
Costs ||  
Judgment entered 4/12/78  
Date of Lien  
Nature of Lien Default Judgment

Comm. of PA,

versus

Robert R. Rood et al

(t/a - Hotel Berwick)

No. 738 of Term, 19 78  
Real Debt ||\$ 1385.00  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 5/2/78  
Date of Lien  
Nature of Lien Personal Income Tax Lien

U.S. America

versus

Robert R. Rood

No. 1240 of Term, 19 78  
Real Debt ||\$ 5199.01  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 7/12/78  
Date of Lien  
Nature of Lien Federal Tax Lien

Comm. of PA, Dept. of Revenue

versus

Robert R. Rood, et al

No. 1688 of Term, 19 78  
Real Debt ||\$ 176.86  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 9/14/78  
Date of Lien  
Nature of Lien Personal Income Tax



# LIST OF LIENS

## VERSUS

ROBERT R. ROOD & SANDRA L. ROOD

Court of Common Pleas of Columbia County, Pennsylvania.

U.S. America

versus

Robert R. Rood

No. 1829 of Term, 19 78  
Real Debt ||\$ 2671.63  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 10/5/78  
Date of Lien  
Nature of Lien Federal Tax Lien

Susquehanna Savings Association

versus

Robert R. & Sandra L. Rood

No. 911 of Term, 19 78  
Real Debt ||\$ 36,235.57  
Interest from 6/1/79 ||  
Commission ||  
Costs ||  
Judgment entered 5/30/79  
Date of Lien 6/1/79  
Nature of Lien Default Judgment

U. S. America

versus

Robert R. Rood

No. 1312 of Term, 19 79  
Real Debt ||\$ 277.79  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 8/16/79  
Date of Lien  
Nature of Lien Federal Tax Lien

Comm. of Pa,

versus

Robert R. Rood et al

No. 2057 of Term, 19 79  
Real Debt ||\$ 1773.18  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 12/18/79  
Date of Lien  
Nature of Lien Sales & Use Tax

First National Bank of Berwick

versus

Robert R. & Sandra L. Rood

No. 323 of Term, 19 80  
Real Debt ||\$ 55,632.45  
Interest from ||  
Commission ||  
Costs ||  
Judgment entered 4/7/80  
Date of Lien  
Nature of Lien Confession of Judgment

LIST OF LIENS
VERSUS

ROBERT R. ROOD & SANDRA L. ROOD

Court of Common Pleas of Columbia County, Pennsylvania.

Dept. of Public Welfare
Commonwealth of Penna.
versus
Robert R. & Sandra L. Rood
No. 608 of Term, 19 80
Real Debt \$5,000.00
Interest from
Commission
Costs
Judgment entered 4-17-80
Date of Lien
Nature of Lien Reimbursement Agreement

Susquehanna Savings Association
versus
Robert R. & Sandra L. Rood
No. 549 of Term, 19 81
Real Debt \$21,984.94
Interest from 5-29-81
Commission
Costs
Judgment entered 5-14-81
Date of Lien 5-29-81
Nature of Lien Default Judgment

United States of America
versus
Robert R. Rood
Kissin Cousins Restaurant
No. 775 of Term, 19 81
Real Debt \$2,726.70
Interest from
Commission
Costs
Judgment entered 5-29-81
Date of Lien
Nature of Lien Federal 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



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 23RD day of JULY 19 81, at 2:15 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 Nine Hundred Sixty Eight and 44/100 (\$968.44) Plus Nineteen and 37/100 (\$19.37) 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	\$80.55
Poundage	19.37
	\$ 99.92
Press-Enterprise, Inc.	171.40
Henrie Printing	30.00
Prothonotary of Columbia County	18.00
Recorder of Deeds of Columbia County	14.00
Columbia County Tax Claim Bureau (1980 Taxes)	480.37
Connie C. Gingher, Berwick Borough Tax Collector	155.12
Borough of Berwick (Sewer Billing)	19.00

Susquehanna Savings Association  
vs  
Robert R. Rood and Sandra L. Rood, his wife  
No. 549 of 1981 J.D.  
No. 41 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa. }  
July 28, 1981

So answers

*Victor B. Vandling* Sheriff  
VICTOR B. VANDLING

SUSQUEHANNA SAVINGS ASSOCIATION	:	IN THE COURT OF COMMON PLEAS
	:	OF COLUMBIA COUNTY
Plaintiff	:	CIVIL ACTION- LAW
vs.	:	Action of Mortgage Foreclosure
ROBERT R. ROOD AND SANDRA L. ROOD, his wife,	:	
Defendants	:	No. 549 of 1981

NOTICE OF SHERIFF'S SALE OF  
REAL ESTATE

TO ROBERT R. ROOD AND SANDRA L. ROOD, his wife, Defendants herein  
and title owner of the real estate hereinafter described:

NOTICE IS HEREBY GIVEN that by virtue of the above-captioned  
Writ of Execution, issued under the above-captioned Judgment, directed to the  
Sheriff of Columbia County, there will be exposed to public sale, by vendue or  
outcry to the highest and best bidders, for cash, in the Sheriff's Office, Court  
House, Bloomsburg, Columbia County, Pennsylvania, on Thursday ,  
July 23 , 1981 at 2:15 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 Borough of Berwick, County of Columbia, and State of  
Pennsylvania, bounded and described as follows:

BEGINNING at the northeasterly corner of Lot No. 11 on the southerly


side of West Front Street; THENCE in an easterly direction, along West Front Street, a distance of 50 feet to the northwesterly corner of Lot No. 13; THENCE in a southerly direction along said lot, a distance of 180 feet to the northerly line of Green Street, formerly Stable Street; THENCE along Green Street, in a westerly direction, a distance of 50 feet to the southeasterly corner of Lot No. 11; THENCE along said lot, in a northerly direction, a distance of 180 feet to West Front Street, the place of beginning.

BEING Lot No. 12 of a plot of lots cut from the farm of Freas Fowler.

BEING the same premises conveyed by Susquehanna Savings Association, a Pennsylvania Corporation, to Sandra L. Rood, one of the Defendants herein, by deed dated December 31, 1979, and recorded in the Office of the Recorder of Deeds in and for Columbia County in Deed Book 296 Page 41.

IMPROVED with a single family dwelling, which has the address of 610 West Front Street, Berwick, Columbia County, Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on July 28, 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  
ROBERT R. ROOD, AND : Action of Mortgage Foreclosure  
SANDRA L. ROOD, his wife, :  
Defendants : No. 549 of 1981

AFFIDAVIT OF WHEREABOUTS OF  
DEFENDANTS

ALICE M. GATTO 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 Defendants herein in the Judgment in the within Bond of  
Robert R. Rood and Sandra L. Rood, his wife, is 610 W. Front St., Berwick,  
Columbia County, Pennsylvania. The house is vacant and the whereabouts of  
Defendants is unknown.

Alice M. Gatto  
ALICE M. GATTO

Sworn to and subscribed  
before me this 30 day  
of APRIL, 1981.

David H. Kelly  
Notary Public

My Commission Expires:

~~NOTARY PUBLIC~~

~~Wilkes-Barre, Luzerne County, Pa.~~

~~My Commission Expires July 3, 1983~~



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)

Robert R. Rood and Sandra L. Rood, his wife, By the SHERIFF of Columbia County, Pa.

GRANTOR (S)

ADDRESS

ZIP CODE

Susquehanna Savings Association

GRANTEE (S)

ADDRESS

ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:

610 W. Front Street

Berwick Borough

Columbia

R.D. STREET & NUMBER OR OTHER DESCRIPTION

NAME OF LOCAL GOVERNMENTAL UNIT

COUNTY

FULL CONSIDERATION \$ 968.44

HIGHEST ASSESSED VALUE \$ 4,120.00

FAIR MARKET VALUE \$ 12,340.00

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, Sheriff of Columbia County, Pa.

SUCCESSFUL BIDDER Susquehanna Savings Association Wilkes-Barre, Pa.

NAME

ADDRESS

TITLE

NAME

ADDRESS

TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$4,120.00
JUDGEMENT PLUS INTEREST	\$41,984.94		
BID PRICE		\$ 968.44	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ 635.49	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$ 19.00	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$ 376.30	\$	
TOTAL	\$43,015.73	\$ 968.44	\$4,120.00

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

PLEASE PRESENT THIS NOTICE WHEN MAKING PAYMENT

Address all communications in connection with claims to:

**TAX CLAIM BUREAU**

COURT HOUSE

BLOOMSBURG, PA. 17815

Owner  
or  
Reputed  
Owner

Rood

**COUNTY**

YEAR	FACE	PENALTY	INTEREST	COSTS	TOTAL
			73		68 91

**SCHOOL DISTRICT**

YEAR	FACE	PENALTY	INTEREST	COSTS	TOTAL
			4.57		324.69

**TOWN-BOROUGH-TOWNSHIP**

YEAR	FACE	PENALTY	INTEREST	COSTS	TOTAL
			1.05		74.57

**PAID**

Filing and Entering Return  
Satisfaction of Claim

\$5.00

\$5.00

10.00

DATE **AUG 07 1981**

Total  
Claim

478.19

TGB N.B. BUREAU

July 1981 Figure

Date.....

Description of Property

DISTRICT

MAP

PARCEL

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

**NOTICE OF RETURN AND CLAIM**

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

**DIRECTOR TAX CLAIM BUREAU  
COLUMBIA COUNTY, PA.**

Checks are received subject to final  
payment and at risk of payor.

Checks payable to: COUNTY OF COLUMBIA

NOTE: Interest at the rate of six percent (6%) per annum will be charged beginning May 1 of this year.

Interest increases every month 1/2%

For Receipt: Enclose a Stamped, Self-addressed Envelope

VICTOR B. VANDLING  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

4585

August 7, 1981

80-593  
313

PAY TO THE ORDER OF Connie C. Gingham, Tax Collector \$ 155.12  
One Hundred Fifty Five and 12/100 DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.  
Bloomsburg, Pa.

FOR Susq Sav Assn vs Reid Victor B. Vandling  
No. 41 of 1981 E.D. 103130573612 572nd 10th St 05  
1981 County Taxes

MADE CHECKS PAYABLE TO:  
BERWICK BOROUGHS

CONNIE C. GINGHER  
114 MULBERRY ST.  
BERWICK, PA. 18603

HOURS: WED 9:00 TO 12:00 MON,  
TUE, THUR & FRI 9 TO 5  
FRI 9 TO 8 DURING DISCOUNT  
PHONE 752-7442 ONLY

FOR COLUMBIA COUNTY				DATE		BUL NO.
DESCRIPTION	ASSESSMENT	MILLS	LESS DISCOUNT	TAX AMOUNT	DATE	
COUNTY R.E.	4120	18.00	72.66	74.16	03/01/81	03663
TWP/BORO R.E.		17.00	68.64	70.04		
THE DISCOUNT & THE PENALTY HAVE BEEN COMPUTED FOR YOUR CONVENIENCE.				141.72	144.20	155.12
PAY THIS AMOUNT				APR 30 IF PAID BEFORE	JULY 1 IF PAID AFTER	

PENALTY APPROPRIATE DESCRIPTION  
COUNTY 10% TWP/BORO 5%  
ACCT NO. 16128  
PARCEL 64-3-4-128  
610-61CA W FRONT ST LOT 1  
L-50X180  
BLDGINGS 700  
THIS TAX NOTICE MUST BE RETURNED WITH YOUR PAYMENT

TOTAL 4,120

August 7, 1981

CONNIE,  
Property bought at Sheriff's Sale by the Plaintiff - SUSQUEHANNA SAVINGS ASSOCIATION.

VICTOR B. VANDLING  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

4586

60-593  
313

August 7, 1981

PAY  
TO THE  
ORDER OF

Borough of Berwick

\$ 19.00

Nineteen and 00/100

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.  
Bloomsburg, Pa.

FOR SUSQ SAV ASSN VS ROAD  
No. 41 of 1981 E.D.  
Sewer bill thru 7/81

Victor B. Vandling

572 810 01 05

1031305936

# BOROUGH OF BERWICK

PHONE 752-2723 (Area Code 717)

344 MARKET ST. BERWICK, PA. 18603

000447

DATE June 2, 1981

Sheriff's Office  
Court House  
Bloomsburg, Pa. 17815  
Attention: Al Zale

## STATEMENT

DETACH AND MAIL WITH YOUR CHECK. YOUR CANCELLED CHECK IS YOUR RECEIPT.  
ACCOUNTS PAYABLE 30 DAYS FROM STATEMENT DATE.

Sheriff's Sale, July 23, 1981, property located at 610 West Fr  
St., owned by Susquehanna Savings. The sewer bill is as follows

# 34,128

APR, MAY, JUN 81 \$ 15.00

JUL 81 + 4.00

\$ 19.00

Please make check payable to Borough of Berwick along with the  
new owners name and address.

Christopher Klinger  
Chief Sewer Rental Clerk

Christopher Klinger

CHRIS: New Owner's (buyer's) SUSQUEHANNA SAVINGS ASSN.

DATE PAID

PAID BY CHECK NO.

85.70 Morning Press  
85.70 Berwick Enterprise  
Balance Due \$171.40

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

Rood Sheriff Sale

Victor Vandling

COUNTY OF COLUMBIA

Paul R. Eyerly III

....., being duly sworn, says that Berwick Enterprise is a newspaper of general circulation place of business in the Town of Berwick, County of Columbia and established on the 6th day of April, 1903, and has been published (Holidays) continuously in said Town, County and State since the hereto attached is a copy of the legal notice or advertisement which appeared in the issue of said newspaper on .....

July 1, 8, 15

19 81

that the affiant is one of the owners and publishers of said newspaper or notice was published; that neither the affiant nor Berwick Enterprise

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 bidder, for cash, in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on Thursday, July 23, 1981, at 2:15 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 Borough of Berwick, County of Columbia and State of Pennsylvania, bounded and described as follows:

BEGINNING at the north-

11; THENCE along said lot, in a northerly direction, a distance of 180 feet to West Front Street, the place of beginning, BEING Lot No. 12 of a plot of lots cut from the farm of Freas Fowler.

BEING the same premises conveyed by Susquehanna Savings Association, a Pennsylvania Corporation, to Sandra L. Rood, by deed dated December 31, 1979, and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Deed Book 296, Page 41.

IMPROVED with a single family dwelling, which has the address of 610 West Front Street, Berwick, Columbia County, Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on July 28, 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. Robert R. Rood, and Sandra L. Rood, his wife.

SAID PREMISES WILL BE SOLD BY:

Victor B. Vandling  
Sheriff of  
Columbia County

Joseph Serling, Atty.  
July 1, 8, 15

VICTOR B. VANDLING  
SHERIFF OF COLUMBIA COUNTY  
PENNSYLVANIA

4526

PAY TO THE ORDER OF Press-Enterprise, Inc.

One Hundred Seventy One and 40/100

\$ 171.40

DOLLARS



Bloomsburg Bank-COLUMBIA TRUST CO.  
Bloomsburg, Pa.

FOR SUSQ SAV ASSN vs Rood  
No. 41 of 1981 ED  
Legal Ads

031305936

Victor B. Vandling

57281000

05

And now, ..... charges amounting to \$..... for publishing the foregoing notice, and the fee for this affidavit have been paid in full.

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 23RD day of JULY 19 81, at 2:15 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 Nine Hundred Sixty Eight and 44/100 (\$968.44) Plus Nineteen and 37/100 (\$19.37) 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	\$80.55
Poundage	19.37
	\$ 99.92
Press-Enterprise, Inc.	171.40
Henrie Printing	30.00
Prothonotary of Columbia County	18.00
Recorder of Deeds of Columbia County	14.00
Columbia County Tax Claim Bureau (1980 Taxes)	480.37
Connie C. Gingher, Berwick Borough Tax Collector	155.12
Borough of Berwick (Sewer Billing)	19.00

Susquehanna Savings Association

vs

Robert R. Rood and Sandra L. Rood, his wife  
No. 549 of 1981 J.D.  
No. 41 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa. }  
July 28, 1981

So answers

Victor B Vandling  
VICTOR B. VANDLING Sheriff

SUSQUEHANNA SAVINGS ASSN. vs Robert and Sandra Reed

THURSDAY, \_\_\_\_\_

NO. \_\_\_\_\_

WRIT OF EXECUTION:

Judgement --- Principal

\$ 41,984.94TOTAL

Insurance

Interest from 5/29/81 to \_\_\_\_\_

Real Estate Tax

Interest from \_\_\_\_\_ to \_\_\_\_\_

\_\_\_\_\_ days @ \$ \_\_\_\_\_ per day

Total.....

\$ 41,984.94INITIAL PROTHONOTARY COSTS (PD. BY ATTY.)

Proth. (Writ)

Pro. Pd.

Shff. V.

Judg. Fee

Atty. Fee

Satisfaction

25.00 Pd.31.35 Pd.6.00 Pd.

Total.....

\$ 62.35\$ 62.35ATTORNEY FEES

Total.....

\$ \_\_\_\_\_

\$ \_\_\_\_\_

SHERIFF'S COST OF SALE:

Docket &amp; 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 &amp; registering)

10.7510.0015.005.005.009.505.0020.00

Total.....

\$ 80.25\$ 80.25

Morning Press (Ads)

Berwick Enterprise (Ads)

Henrie Printing

Finance Charges

55.7055.7020.00

Total.....

\$ 201.40\$ 201.40

Prothonotary - List of Liens

Deed

15.003.00

Total.....

\$ 18.00\$ 18.00

Recorder of Columbia Co.

Deed, Search, Affidavit

State Stamps

Realty Transfer Stamps

14.00

Total.....

\$ 14.00\$ 14.00REAL ESTATE TAXES:

Borough/Township &amp; County Taxes, 1981

School Taxes, District \_\_\_\_\_, 1981

Parcel #1 04.3-4-128 (1980)

Parcel #2

Parcel #3

Parcel #4

155.12480.37

Total.....

\$ 635.49\$ 635.49SEWERAGE RENT DUE:Municipality Berwick for 1981\$ 19.00\$ 19.00

BUYER

Plaintiff

POUNDAGE

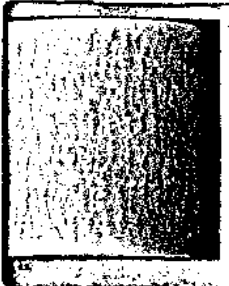
\$ 19.37

STATE STAMPS \$

REALTY TRANSFER TAX \$

TOTAL ----- \$ 968.4419.37757.8195.44757.81





CSI REMITTANCE SERVICE



Susquehanna Savings Association  
WILKES-BARRE, PA.



812668081

50-1042  
223

Pay

EXACTLY \$988 AND 44 CTS

TO  
THE  
ORDER  
OF

Sheriff of Columbia County

DATE

AMOUNT

7/22/81

\$988.44

DRAWER: SUSQUEHANNA SAVINGS ASSOCIATION

*Lee Casper*  
AUTHORIZED SIGNATURE

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

⑆0223⑉1042⑆ 8⑈403479 812668081





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

June 16, 1981

SUSQUEHANNA SAVINGS ASSN.

VS

ROBERT R. ROOD AND

SANDRA L. ROOD, his wife

IN THE COURT OF COMMON  
PLEAS OF COLUMBIA COUNTY  
COMMONWEALTH OF PENNA.  
NO. 41 of 1981 E.D.  
WRIT OF EXECUTION  
(MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

On June 13, 1981 at 1:50 P.M. \_\_\_\_\_, posted a copy of the SHERIFF'S  
SALE bill on the property of Robert R. & Sandra L. Rood, 610 W. Front Street,  
Berwick Borough \_\_\_\_\_,  
Columbia County, Pennsylvania. Said posting performed by Columbia County Deputy  
Sheriff John J. O'Brien.

So Answers:

John J. O'Brien  
Deputy Sheriff

For:

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

Sworn and subscribed before me this  
16th day of June 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

May 21, 1981

**A. J. ZALE, Chief Deputy**

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

SUSQUEHANNA SAVINGS ASSOCIATION  
VS  
ROBERT R. ROOD, AND SANDRA L.  
ROOD, his wife

IN THE COURT OF COMMON  
PLEAS OF COLUMBIA COUNTY  
COMMONWEALTH OF PENNA.  
NO. 41 of 1981 E.D.  
WRIT OF EXECUTION

SERVICE ON Robert R. & Sandra L. Rood

On May 20, 1981 at 2:35 P.M., a true and  
attested copy of the within Writ of Execution and a true copy of the Notice  
of Sheriff's Sale of Real Estate was served on the defendant, Robert R. Rood and  
Sandra L. Rood at The Columbia Co. Sheriff's Department, Courthouse,  
Bloomsburg, 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 21st day of May  
1981.

Frederick J. Peterson  
Prothonotary, Columbia County, Pa.

By virtue of a Writ of Execution No. 41 of 1981, issued out of the Court of Common Pleas of Columbia County, to me directed, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Sheriff's Office, Court House, Bloomsburg, Columbia County, Pennsylvania, on Thursday, July 23, 1981, at 2:15 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 Borough of Berwick, County of Columbia, and State of Pennsylvania, bounded and described as follows:

BEGINNING at the northeasterly corner of Lot No. 11 on the southerly side of West Front Street; THENCE in an easterly direction, along West Front Street, a distance of 53 feet to the northwesterly corner of Lot No. 13; THENCE in a southerly direction along said lot, a distance of 180 feet to the northerly line of Green Street, formerly Stable Street; THENCE along Green Street, in a westerly direction, a distance of 50 feet to the southeasterly corner of Lot No. 11; THENCE along said lot, in a northerly direction, a distance of 180 feet to West Front Street, the place of beginning. BEING Lot No. 12 of a plot of lots cut from the farm of Freas Fowler.

BEING the same premises conveyed by Susquehanna Savings Association, a Pennsylvania Corporation, to Sandra L. Rood, by deed dated December 31, 1979, and recorded in the Office of the Recorder of Deeds in and for Columbia County, Pennsylvania, in Deed Book 226 Page 41.

IMPROVED with a single family dwelling, which has the address of 618 West Front Street, Berwick, Columbia County, Pennsylvania.

NOTICE is hereby given to all claimants and parties in interest, that the Sheriff will on July 28, 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. Robert B. Rood, and Sandra L. Rood, his wife.

SAID PREMISES WILL BE SOLD BY:

VICTOR B. VANDLING,  
SHERIFF OF COLUMBIA COUNTY

JOSEPH SEWELL, A ATTORNEY

June 1, 1981

PRESS-ENTERPRISE, Legal Advertisement, Wednesdays, July 1, 8, 15, 1981.

AFFIDAVITS please

HENRIE PRINTING: Print Sale Bills

CONNIE GINGHER: Tax Statement

CHRIS KLINGER: Sewer Rental Statement

May 6, 1981

Prothonotary of Columbia County  
Columbia County Court House,  
Bloomsburg, Penna. 17815

RE: Susquehanna Savings Association vs.  
Robert A. Rood et al.,  
No. 549 of 1981-Mortgage Foreclosure

FILED  
MAY 11 1981  
CLERK OF COURT  
BLOOMSBURG, PENNA.

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 send one filed copy to my office.
2. 2 copies of the Praecipe for Entry of Execution, one for filing and please return one filed copy to my office.
3. 4 copies of the Notice of Entry of Judgment-two to be sent to Defendants in the envelopes with postage included thereon, one for your files and one to be mailed back to me.
4. 3 copies of the Affidavit of Non Military Service, please return one copy marked filed to my office.

FOR THE SHERIFF

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

You will also find enclosed herewith a check payable to the Prothonotary in the sum of \$16.00 for filing, and one check payable to the Sheriff for \$500.00 for deposit. Upon filing of same, please turn copies and checks over to the Sheriff for service.

Very truly yours,

JOSEPH SEALING

JS/cr  
Enclosures  
cc: Sheriff

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

AREA CODE 717  
TELEPHONE 823-2151

May 6, 1981

Prothonotary of Columbia County  
Columbia County Court House,  
Bloomsburg, Penna. 17815

RE: Susquehanna Savings Association vs.  
Robert R. Rood et ux.,  
No. 549 of 1981-Mortgage Foreclosure

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 send one filed copy to my office.
2. 2 copies of the Praecipe for Entry of Execution, one for filing and please return one filed copy to my office.
3. 4 copies of the Notice of Entry of Judgment-two to be sent to Defendants in the envelopes with postage included thereon, one for your filed and one to be mailed back to me.
4. 2 ~~copies~~ of the Affidavit of Non Military Service, please return one copy marked filed to my office.

FOR THE SHERIFF

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

You will also find enclosed herewith a check payable to the Prothonotary in the sum of \$16.00 for filing, and one check payable to the Sheriff for \$500.00 for deposit. Upon filing of same, please turn copies and checks over to the Sheriff for service.

Very truly yours,

*Joseph Serling*  
JOSEPH SERLING

JS/cr  
Enclosures  
cc: Sheriff

SUSQUEHANNA SAVINGS ASSOCIATION

PLAINTIFF

No. 41 of Term 1981 E.D.

V.S.

ROBERT R. ROOD AND SANDRA L. ROOD,  
his wife

DEFENDANTS

To: Victor B. Vandling Sheriff

Seize, levy, advertise and sell all the ~~personal~~ <sup>Real</sup> property of the defendant on the premises located at  
610 W. Front Street, Berwick, Pa.

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

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

which vehicle may be located at

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

*James B. Dwyer*  
Attorney for Plaintiff