

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

15TH day of OCTOBER 1981, 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 The BLOOMSBURG BANK-COLUMBIA TRUST COMPANY, Bloomsburg, Pa.

for the price or sum of Four Hundred Sixty Three and 23/100 (\$463.23) plus Nine and 26/100 (\$9.26) 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	\$114.75	
Poundage	9.26	

\$124.01

Heerie Printing	30.00
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Press-Enterprise, Inc.	183.28
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Prothonotary of Columbia County	13.00
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Recorder of Deeds of Columbia County	14.00
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Columbia County Tax Claim Bureau (1980 taxes)	60.02
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Janice A. Zeisloft, Tax Collector, Madison Township	48.18
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Bloomsburg Bank-Columbia Trust Company

vs

Thomas J. Yeager and Sandy Yeager, his wife

No. 555 of 1981 J.D.

No. 62 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa. }

So answers

16 OCTOBER 1981

Victor B Vandling Sheriff
VICTOR B. VANDLING

WRIT OF EXECUTION—(MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

BLOOMSBURG BANK-COLUMBIA

TRUST COMPANY,
Plaintiff

vs

THOMAS J. YEAGER and SANDY

YEAGER, his wife,
Defendants.

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

No. 62 Term 19 81 A.D.

No. Term 19 A.D.

No. 555 Term 19 81 J.D.

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania:

County of Columbia:

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and cost in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

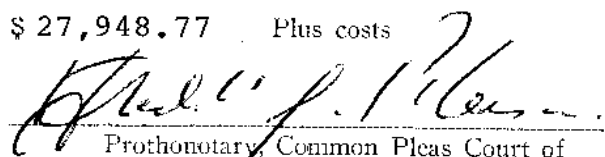
See property description on attached sheet.

Amount Due \$ 27,834.52

Interest from \$ 114.25

Total \$ 27,948.77 Plus costs

as endorsed.


Prothonotary, Common Pleas Court of
Columbia County, Penna.

Dated 8-28-81
(SEAL)

By:

Deputy

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the middle of Legislative Route No. 19049 leading from Pa. Route 44 to Pa. Route 442, in line of lands of William S. Snyder, et ux, extended; thence by the latter and passing through an iron pin on the eastern line of the right-of-way of LR19049, South 83 degrees 01 minutes 21 seconds east, 1321.16 feet to an angle iron corner in place, in line of lands of the Pennsylvania Game Commission; thence by the same, south 9 degrees 27 minutes 13 seconds West, 339.13 feet to an iron pin in line of other lands of the Quaker State Plantations; thence by the same and passing through an iron pin on the eastern line of the right-of-way of LR19049, North 83 degrees 01 minutes 21 seconds West, 1232.75 feet to a point in the middle of LR19049; thence by the same, the following courses and distances: North 20 degrees 20 minutes 49 seconds West, 24.40 feet to a point; thence North 14 degrees 05 minutes 45 seconds West 47.72 feet to a point; thence North 5 degrees 00 minutes 09 seconds West, 86.95 feet to a point; thence North 1 degree 18 minutes 40 seconds West, 189.53 feet to the place of BEGINNING. CONTAINING 10.000 acres. This description was prepared from draft of survey of Orangeville Surveying Consultants, dated August 30, 1978.

UNDER AND SUBJECT to the restrictions that no junk yard shall be maintained on said premises.

BLOOMSBURG BANK-COLUMBIA TRUST : IN THE COURT OF COMMON PLEAS
COMPANY, : OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF, : COLUMBIA COUNTY BRANCH
: CIVIL ACTION - LAW
VS. : NO. 555 OF 1981
: MORTGAGE FORECLOSURE
THOMAS J. YEAGER and SANDY : JURY TRIAL DEMANDED
YEAGER, his wife, :
DEFENDANTS. :

NOTICE OF SALE OF REAL PROPERTY

TO: THOMAS J. YEAGER and SANDY YEAGER, his wife
P. O. Box 78
Benton, Pennsylvania 17814

YOU ARE HEREBY NOTIFIED that a Writ of Execution has been issued at the suit of the Plaintiff above named and judgment entered as set forth above, and that certain real estate situate in the Township of Madison, County of Columbia and State of Pennsylvania, of which you are the owners or the reputed owners, will be exposed to public sale by the Sheriff of Columbia County on the 15th day of OCTOBER, 1981, at 2:15 o'clock, p.M. in the Sheriff's Office, Columbia County Courthouse, Bloomsburg, Pennsylvania.

The property to be sold is described as follows:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Madison, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the middle of Legislative Route No. 19049 leading from Pa. Route 44 to Pa. Route 442, in line of lands of William S. Snyder, et ux, extended; thence by the latter and passing through an iron pin on the eastern line of the right-of-way of LR19049, south 83 degrees 01 minutes 21 seconds east, 1,321.16 feet to an angle iron corner in place, in line of lands of the Pennsylvania Game Commission; thence by the same, south 9 degrees 27 minutes 13 seconds west, 339.13 feet to an iron pin in line of other lands of the Quaker State Plantations; thence by the same and passing through an iron pin on the eastern line of the right-of-way

of LR19049, north 83 degrees 01 minutes 21 seconds west, 1,232.75 feet to a point in the middle of said LR19049; thence by the same, the following courses and distances: north 20 degrees 20 minutes 49 seconds west, 24.40 feet to a point; thence north 14 degrees 05 minutes 45 seconds west 47.72 feet to a point; thence north 5 degrees 00 minutes 09 seconds west, 86.95 feet to a point; thence north 1 degree 18 minutes 40 seconds west, 189.53 feet to the place of BEGINNING. CONTAINING 10.000 acres. This description was prepared from draft of survey of Orangeville Surveying Consultants, dated August 30, 1978.

UNDER AND SUBJECT to the restrictions that no junk yard shall be maintained on said premises.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on the 16th day of October, 1981, file a Schedule of Distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken in execution at the suit of the Bloomsburg Bank-Columbia Trust Company, Plaintiff vs. Thomas J. Yeager and Sandy Yeager, his wife, Defendants.

Said premises will be sold by the Sheriff of Columbia County, Pennsylvania.

The names of the owners or reputed owners of said property are: THOMAS J. YEAGER and SANDY YEAGER, his wife.

BLOOMSBURG BANK-COLUMBIA TRUST : IN THE COURT OF COMMON PLEAS
COMPANY, : OF THE 26TH JUDICIAL DISTRICT
: COLUMBIA COUNTY BRANCH
PLAINTIFF, : CIVIL ACTION - LAW
: NO. 555 OF 1981
VS. : MORTGAGE FORECLOSURE
: JURY TRIAL DEMANDED
THOMAS J. YEAGER and SANDY :
YEAGER, his wife, :
DEFENDANTS. :


AFFIDAVIT PURSUANT TO PENNSYLVANIA
RULE OF CIVIL PROCEDURE 3129(a)

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

ALVIN J. LUSCHAS, ESQUIRE, being duly sworn according to law,
deposes and says that he is the Attorney for the Plaintiff in the
above captioned matter and that he is authorized to make this affidavit
on behalf of the Plaintiff; that to the best of his knowledge, infor-
mation and belief the names and last known address of the owners and
the Defendants in the above captioned judgment are:

THOMAS J. YEAGER and
SANDY YEAGER, his wife
P. O. Box 78
Benton, Pennsylvania 17814

LAW OFFICES OF DERR AND PURSEL


ALVIN J. LUSCHAS, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed
before me this 24th day
of August, 1981.


NOTARY PUBLIC

SANDRA A. MINCEY, Notary Public
Bloomsburg, Columbia Co., Pa.
My Commission Expires Nov. 26, 1983


BLOOMSBURG BANK-COLUMBIA TRUST : IN THE COURT OF COMMON PLEAS
COMPANY, : OF THE 26TH JUDICIAL DISTRICT
PLAINTIFF, : COLUMBIA COUNTY BRANCH
: CIVIL ACTION - LAW
VS. : NO. 555 OF 1981
: MORTGAGE FORECLOSURE
THOMAS J. YEAGER and SANDY : JURY TRIAL DEMANDED
YEAGER, his wife, :
DEFENDANTS. :

AFFIDAVIT OF NON-MILITARY SERVICE

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF COLUMBIA :

ALVIN J. LUSCHAS, Esquire, Attorney for the above captioned Plaintiff, being duly sworn according to law, deposes and says that he did upon the request of Bloomsburg Bank-Columbia Trust Company, investigate the status of the Defendants, Thomas J. Yeager and Sandy Yeager, with regard to the Soldiers and Sailors Civil Relief Act of 1940 and from such investigation, your affiant avers that they were not now, nor were they within the three months last, in the Military Service of the United States within the purview of the aforesaid Soldiers and Sailors Civil Relief Act of 1940.

LAW OFFICES OF DERR AND PURSEL


ALVIN J. LUSCHAS, ESQUIRE
Attorney for Plaintiff

Sworn to and subscribed
before me this 24th day
of August, 1981.


NOTARY PUBLIC

SANDRA A. MUNN, Notary Public
My Comm. Expires 12/31/1983

LIST OF LIENS

VERSUS

..... THOMAS J. YEAGER AND SANDY YEAGER, HIS WIFE

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

Sears, Roebuck & Company

versus

Thomas J. & Sandy Yeager

No. 1882 of Term, 19 79.
Real Debt || \$ 2972.11
Interest from 5-9-78 ||
Commission ||
Costs ||
Judgment entered 11-19-79
Date of Lien 5-9-78
Nature of Lien Note

Bloomsburg Bank Columbia Trust Co

of Bloomsburg

versus

Thomas J. & Sandy Yeager

No. 555 of Term, 19 81
Real Debt || \$ 27,834.52
Interest from 7-30-81 ||
Commission ||
Costs ||
Judgment entered 4-16-81
Date of Lien 4-16-81
Nature of Lien Default 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

State of Pennsylvania }
County of Columbia } ss.

Beverly J. Michael, Acting

I, ~~Thomas J. Yeager~~ 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

Thomas J. Yeager and Sandy Yeager, 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 9th day of October A.D., 19 81

Beverly J. Michael RECORDER

This Indenture,

Made the 25th day of September in the year of our Lord one thousand nine hundred and Seventy-Eight (1978)

Between THOMAS J. YEAGER and SANDY YEAGER, husband and wife, both of R. D. #3, Bloomsburg, Columbia County, Pennsylvania, Mortgagors,

AND

THE BLOOMSBURG BANK-COLUMBIA TRUST COMPANY, Main Street, Bloomsburg, Columbia County, Pennsylvania, Mortgagee.

Whereas, the Mortgagor by a Bond bearing even date herewith, stand bound unto the Mortgagee, its Successors or Assigns in the sum of FIFTY THOUSAND (\$50,000.00) Dollars, conditioned for the payment of a debt of TWENTY FIVE THOUSAND (\$25,000.00) Dollars

payable within twenty (20) years from the date hereof, together with interest thereon at the rate of 9 1/4% per annum. Interest to be paid on the money advanced during the first six (6) months of said mortgage or until the full sum of Twenty-Five Thousand (\$25,000.00) Dollars has been paid thereafter payments to be made at the rate of not less than Two Hundred Twenty-Eight Dollars Ninety-Seven Cents (\$228.97) per month payable on the 25th day of each and every month beginning with the 25th day of March, 1979, with the right and privilege on the part of the Mortgagors of paying any additional sum with interest at anytime. The Mortgagors shall pay to the holder hereof a late charge of 5 percent of any monthly installments not received by the holder within 15 days after the installment is due. In the event of the sale or conveyance in any manner of the real estate and improvements hereinafter described, the Mortgagee shall have the option of declaring the principal balance and all interest and other obligated expenses payable in full.

THIS IS A CONSTRUCTION MORTGAGE.

Transfer of title to the premises hereby mortgaged shall make all sums due hereon, including principal and interest and all amounts agreed to be treated as such, payable on demand, irrespective of anything herein contained to the contrary.

And Also, to pay all taxes, and keep the building on said premises insured for the benefit of the Mortgagee, in some good reliable Stock Insurance Company or Companies acceptable to the Mortgagee in the sum not less than TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS

~~XXXXXX~~ and take no insurance not payable to the Mortgagee

This Mortgage and accompanying Bond are given as additional or collateral security for the payment of any note or notes, writing or writings, contract or contracts, now or hereafter made, endorsed, assigned, delivered or guaranteed by the Mortgagors herein.

, and now due and to become due and for any note or notes, writing or writings, contract or contracts, given in exchange, substitution, extension or renewal thereof, and now or hereafter purchased accepted, taken or used by the Mortgagee for the Mortgagor herein.

Now, in consideration of one Dollar, and better to secure payment of said debt, the Mortgagors do grant, bargain and sell to the Mortgagee its Attorney Successors and Assigns

All THAT CERTAIN piece, parcel and tract of land situate in the Township of Madison, County of Columbia, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the middle of Legislative Route No. 1904B leading from Pa. Route 44 to Pa. Route 442, in line of lands of William S. Snyder, et ux, extended; thence by the latter and passing through an iron pin on the eastern line of the right-of-way of LR1904B, south

83 degrees 01 minutes 21 seconds east, 1321.16 feet to an angle iron corner in place, in line of lands of the Pennsylvania Game Commission; thence by the same, south 9 degrees 27 minutes 13 seconds west, 339.13 feet to an iron pin in line of other lands of the Quaker State Plantations; thence by the same and passing through an iron pin on the eastern line of the right-of-way of LR19040, north 83 degrees 01 minutes 21 seconds west, 1232.75 feet to a point in the middle of said LR19049; thence by the same, the following courses and distances; north 20 degrees 20 minutes 49 seconds west, 24.40 feet to a point; thence north 14 degrees 05 minutes 45 seconds west 47.72 feet to a point; thence north 5 degrees 00 minutes 09 seconds west, 86.95 feet to a point; thence north 1 degree 18 minutes 40 seconds west, 189.53 feet to the place of beginning. CONTAINING 10,000 acres. This description was prepared from draft of survey of Orangeville Surveying Consultants, dated August 30, 1978.

UNDER AND SUBJECT to the restrictions that no junk yard shall be maintained on said premises.

BEING a portion of the premises which Harvey Sones and Mary Helen Sones, his wife, by their deed dated September 26, 1962, and recorded in the Columbia County Court House in Deed Book 215, Page 350, granted and conveyed unto Theodore Foulk, John K. Giacinto, W. F. Foulk, Jr., Harold Rothstein, M. Valentine Miller, Richard G. Miller, and Joseph Gambino, co-partners, t/a Quaker State Plantations and which Richard G. Miller, Attorney-in-Fact for Theodore Foulk and John K. Giacinto, and Richard G. Miller, all Partners, t/a Quaker State Plantations, have conveyed to Thomas J. Yeager and Sandy Yeager, his wife, Mortgagors herein, simultaneously with the execution of this Mortgage.

with the appurtenances.

To Have and to Hold to the said Mortgagee, its Successors and Assigns forever

Provided that the said Mortgagee, its Successors or Assigns upon default for 30 days in payment of any part of said principal sum or interest as agreed, or any premium of insurance, for 30 days after written notice of its being due shall have been given to the Mortgagors or Representatives, or mailed to their proper address, or upon 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, may forthwith, without prejudice to any other remedy, sue out Mortgage Foreclosure hereon for the immediate recovery of said principal, with all interest, premiums of insurance, Attorney's commission of 10 per centum and all costs, including the costs of recording this Mortgage, without further stay, nor shall any waiver of this provision be held effectual, unless in writing for a valuable consideration.

Provided Also, However, that if the said Mortgagors, or their Representatives shall without default pay to the said Mortgagee, its Successors or Assigns, the said principal sum, with interest, and premiums, or in case of default and of legal process shall before actual sale, pay the same together with commissions and costs aforesaid, then this Mortgage, the estate hereby granted, and the said Obligation shall become void.

Witness the hands and seals of the said Mortgagors

Signed, Sealed and Delivered in the presence of
Angela Adams

Thomas J. Yeager
 Thomas J. Yeager
 Sandy Yeager
 Sandy Yeager

Seal Seal Seal Seal Seal

192 9

State of PENNSYLVANIA

County of COLUMBIA

On this, the 25th day of September

A. D. 1978, before me the undersigned Officer,

personally appeared Thomas J. Yeager and Sandy Yeager, known to me (or satisfactorily proven) to be the person whose name are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

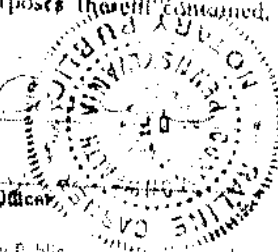
In Witness Whereof, I hereunto set my hand and official seal.

Rafine Casper

Notary Public

Title of Office

RAFINE CASPER, Notary Public
Bloomsburg, Columbia Co., Pa.
My Commission Expires 5-31-80



I Herby Certify, that the precise residence of the Mortgagee and person entitled to interest on this Mortgage, is Main Street, Bloomsburg, Columbia County, Pennsylvania.

RECORD BY RECORDER
COLUMBIA CO., PA.

TAX \$20.00 FEE \$6.50

SEP 25 4 12 PM '78

Attorney for Mortgagees

Number 320

Mortgage

To A Corporation

THOMAS J. YEAGER and

SANDY YEAGER, his wife,

To

THE BLOOMSBURG BANK

COLUMBIA TRUST CO.

Dated _____ 19
Upon _____
To secure \$ _____
Payable _____

LAW OFFICES
HUMMEL, JAMES S. MIHALIK
29 EAST MAIN STREET
BLOOMSBURG, PENNSYLVANIA
17815

Commonwealth of Pennsylvania

County of Columbia 4:12 p.m.

Recorded on this 25th day of Sept.

A. D. 1978, in the Re-

recorder's Office of the said County in Mortgage Book

Volume 192 Page 8

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

Marvin G. Bower

Recorder

MORTGAGE

THIS MORTGAGE, entered into this 11th day of August, 1980, between Thomas J. Yeager and Sandy Yeager

herein called "Mortgagors," and Bloomsburg Bank - Columbia Trust Company, a Pennsylvania corporation having an office and place of business at 11 West Main Street, Bloomsburg, 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 \$ 16,102.80 (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) Madison ^(Township) Madison County of Columbia Commonwealth of Pennsylvania, BEING premises known and designated as RD 1, Luncy, Pa. 17756 Street Address City

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. 289, Page 169, 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:

Angela P. Schenk Thomas J. Yeager (SEAL)
Sandy Yeager (SEAL)
(SEAL)

BOOK 201 PAGE 38 (SEAL)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF COLUMBIA

On this 11th day of August, 1980, before me, a Notary Public, came the above named Thomas V. Yeager and Sandy Yeager

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

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

Sandra K. [Signature]
My Commission Expires
MY COMMISSION EXPIRES
JULY 25, 1984



REC'D BY RECORDER
COLUMBIA CO. PA.
TAX. SEC. FEE \$2.52
SEP 11 10 54 AM '80

CERTIFICATE OF RESIDENCE

Thomas V. Yeager, Sandy Yeager 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.

[Signature]
Agent of Mortgagee

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

RECORDED on this 11th day
of September, 1980, in the

Office for the Recording of Deeds of said County,
in Mic. Book No. 201, Page 38

[Signature]
RECORDER

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 15TH day of OCTOBER 1981, 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 The BLOOMSBURG BANK-COLUMBIA TRUST COMPANY, Bloomsburg, Pa.

for the price or sum of Four Hundred Sixty Three and 23/100 (\$463.23) plus Nine and 26/100 (\$9.26) 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	\$114.75	
Poundage	9.26	
		\$124.01
Hourie Printing		30.00
Press-Enterprise, Inc.		183.28
Prothonotary of Columbia County		13.00
Recorder of Deeds of Columbia County		14.00
Columbia County Tax Claim Bureau (1980 taxes)		60.02
Janice A. Zeisloft, Tax Collector, Madison Township		48.18

Bloomsburg Bank-Columbia Trust Company

vs

Thomas J. Yeager and Sandy Yeager, his wife

No. 355 of 1981 J.D.

No. 62 of 1981 E.D.

Sheriff's Office, Bloomsburg, Pa. }
15 OCTOBER 1981

So answers

Victor B Vandling Sheriff
VICTOR B. VANDLING



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)

Thomas J. Yeager and Sandy Yeager, his wife, By the SHERIFF of Columbia County
GRANTOR (S) ADDRESS ZIP CODE
Bloomsburg Bank-Columbia Trust Company Bloomsburg, Pa. 17815
GRANTEE (S) ADDRESS ZIP CODE

LOCATION OF LAND, TENEMENTS AND HEREDITAMENTS:
R.D. 1, Muncy Madison Township Columbia
R.D. STREET & NUMBER OR OTHER DESCRIPTION NAME OF LOCAL GOVERNMENTAL UNIT COUNTY

FULL CONSIDERATION \$ 463.23 HIGHEST ASSESSED VALUE \$ 430.00
FAIR MARKET VALUE \$ 1300.00 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 Bloomsburg Bank-Columbia Trust Company (Plaintiff)
NAME ADDRESS TITLE

	JUDGEMENT PLUS PRIOR LIENS	BID PRICE	HIGHEST ASSESSED VALUE
HIGHEST ASSESSED VALUE			\$ 430.00
JUDGEMENT PLUS INTEREST	\$ 27,948.77		
BID PRICE		\$ 463.23	
PRIOR RECORDED LIEN	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
PRIOR RECORDED MORTGAGE	\$	\$	
UNPAID REAL ESTATE TAXES	\$ 108.20	\$	
WATER RENT DUE	\$	\$	
SEWAGE RENT DUE	\$	\$	
ATTORNEY FEES	\$	\$	
OTHER (COSTS, ETC.)	\$ 409.52	\$	
TOTAL	\$ 28,466.49	\$ 463.23	\$ 430.00

NOTE: CALCULATIONS MUST BE SHOWN IN ALL COLUMNS.

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ 19____

A. J. Zale
 GRANTEE AGENT FOR GRANTEE
 GRANTOR AGENT FOR GRANTOR
 STRAW TRUSTEE

10/1/81

SHERIFF'S SALE

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

THE SUCCESSFUL BIDDER WILL BE REQUIRED TO MAKE A DOWN PAYMENT OF 50% IN CASH OR CHECK.

IF WE ARE FURNISHED A CHECK THAT DOES NOT CLEAR THE BANK WE WILL PROSECUTE.

THE SUCCESSFUL BID MUST BE COMPLIED WITH BEFORE 12:00 O'CLOCK NOON 10/20/81, ONE WEEK FROM TODAY, IN THE SHERIFF'S OFFICE.

IF THE HIGHEST BIDDER DEFAULTS IN THE PAYMENT BY 12:00 O'CLOCK NOON ON 10/20/81, THE PROPERTY WILL BE RESOLD AT 2:00 O'CLOCK P.M., IN THE SHERIFF'S OFFICE, ON THAT DAY 10/27/81, ONE WEEK FROM TODAY.

IF A PRICE 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 COSTS.

Notice is hereby given to all claimants and parties in interest that the Sheriff will on 10/20/81 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 \$ _____, WHICHEVER IS HIGHER.

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

BUYER BACT

PRICE 463.23 463.23

POUNDAGE 9.26 9.26

DEED IN NAME OF BACT 475.49

REALTY TRANSFER TAX _____

STATE STAMPS _____

Bloomsburg Bank - Col. Trust Co. Yeager, Thos + Sandy

THURSDAY, October 15

NO. 62 of 1981 ED.

WRIT OF EXECUTION:

TOTAL

Judgement --- Principal \$ 27,834.52

Insurance _____

Interest from _____ to _____ 114.25

Real Estate Tax _____

Interest from _____ to _____

_____ days @ \$ _____ per day _____

Total..... \$ 28,063.26

INITIAL PROTHONOTARY COSTS (PD. BY ATTY.)

Proth. (Writ) _____

Pro. Pd. 25.00

Shff. V. 23.49

Judg. Fee 6.00

Atty. Fee _____

Satisfaction _____

Total.....\$ 54.49 \$ 54.49

ATTORNEY FEES

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

SHERIFF'S COST OF SALE:

Docket & Levy 10.00

Service of Notice 10.00

Postage _____

Posting of Sale Bills (Bldg., Office, Lobby etc.) 15.00

Advertising, Sale Bills 5.00

Advertising, Newspapers 5.00

Mileage 40.00

Crying/Adjourn of Sale _____

Poundage (2% 1st \$1000 plus 1/2% each \$ thereafter) _____

Sheriff's Deed (executing & registering) 15.00

Total.....\$ 110.00 \$ 110.00

Morning Press (Ads) 91.64

Berwick Enterprise (Ads) 91.64 159.28

Henrie Printing _____

Finance Charges 30.00

Total.....\$ 213.28 \$ 213.28

Prothonotary - List of Liens _____

Deed 10.00

Total..... \$ 13.00 \$ 13.00

Recorder of Columbia Co. _____

Deed, Search, Affidavit 14.00

State Stamps _____

Realty Transfer Stamps _____

Total..... \$ 14.00 \$ 14.00

REAL ESTATE TAXES:

Borough/Township & County Taxes, 1981 10.77

School Taxes, District Millsville, 1981 37.41

Parcel #1 21-06-8-1 (1980) 60.02

Parcel #2 _____

Parcel #3 _____

Parcel #4 _____

Total..... \$ 108.20 \$ 108.20

SEWERAGE RENT DUE:

Municipality _____ for 19 _____ \$ _____

Taxes & Costs - Total \$ 463.23



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

September 22, 1981

Bloomsburg Bank-Columbia
 Trust Co.

vs

Thomas J. Yeager and
 Sandy Yeager, his wife

IN THE COURT OF COMMON
 PLEAS OF COLUMBIA COUNTY
 COMMONWEALTH OF PENNA.
 NO. 62 of 1981 E.D.
 WRIT OF EXECUTION
 (MORTGAGE FORECLOSURE)

POSTING OF PROPERTY

On September 21, 1981 at 1:20 P.M., posted a copy of the SHERIFF'S
 SALE bill on the property of Thomas J. Yeager and Sandy Yeager, R.D. 1,
Muncy, Madison Township,
 Columbia County, Pennsylvania. Said posting performed by Columbia County Deputy
 Sheriffs John J. O'Brien & Delbert Doty.

So Answers:

John J. O'Brien
 Deputy Sheriff

For:

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

Sworn and subscribed before me this
22nd day of September 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. D'BRIEN, DEPUTY
 LEE F. MENSINGER, DEPUTY
 LINDA D. MOWERY, DEPUTY

September 9, 1981

Bloomsburg Bank-Columbia
 Trust Co.
 vs
 Thomas J. Yeager and
 Sandy Yeager, his wife

IN THE COURT OF COMMON
 PLEAS OF COLUMBIA COUNTY
 COMMONWEALTH OF PENNA.
 NO. 62 of 1981 E.D.
 WRIT OF EXECUTION

SERVICE ON Thomas J. & Sandy Yeager

On September 8, 1981 at 10:30 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, Thomas J. and
Sandy Yeager at R.D. 1, Benton, Pa. (P.O. Box 78)
 by Deputy Sheriff Delbert Doty
 Service was made by personally handing said Writ of Execution and Notice of
 Sheriff's Sale of Real Estate to the defendants.

So Answers:

Deputy Sheriff

For:

Victor B Vandling
 Victor B. Vandling
 Sheriff Columbia Co.

Sworn and subscribed before me
 this 9th day of September
1981.

Frederick J. Peterson
 Prothonotary, Columbia County, Pa.

SHERIFF'S SALE

By virtue of Writ of Execution No.62 of 1981, issued out of the Court of Common Pleas of Columbia County, Pennsylvania, and to me directed, I will expose to public sale at the Sheriff's Office, in the Court House, in the Town of Bloomsburg, Columbia County, Pennsylvania, on:

THURSDAY, OCTOBER 15, 1981
at 2:15 o'clock P.M.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Madison, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the middle of Legislative Route No. 19049 leading from Pa. Route 44 to Pa. Route 442, in line of lands of William S. Snyder, et ux, extended; thence by the latter and passing through an iron pin on the eastern line of the right-of-way of LR19049, South 83 degrees 01 minutes 21 seconds east, 1321.16 feet to an angle iron corner in place, in line of lands of the Pennsylvania Game Commission; thence by the same, south 9 degrees 27 minutes 13 seconds West, 339.13 feet to an iron pin in line of other lands of the Quaker State Plantations; thence by the same and passing through an iron pin on the eastern line of the right-of-way of LR19049, North 83 degrees 01 minutes 21 seconds West, 1232.75 feet to a point in the middle of LR19049; thence by the same, the following courses and distances: North 20 degrees 20 minutes 49 seconds West, 24.40 feet to a point; thence North 14 degrees 05 minutes 45 seconds West 47.72 feet to a point; thence North 5 degrees 00 minutes 09 seconds West, 86.95 feet to a point; thence North 1 degree 18 minutes 40 seconds West, 189.53 feet to the place of BEGINNING. CONTAINING 10.000 acres. This description was prepared from draft of survey of Orangeville Surveying Consultants, dated August 30, 1978.

UNDER AND SUBJECT to the restrictions that no junk yard shall be maintained on said premises.

NOTICE IS HEREBY GIVEN to all claimants and parties in interest that the Sheriff will on October 16, 1981, file a schedule of distribution in his office where the same will be available for inspection and the 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 BLOOMSBURG BANK-COLUMBIA TRUST COMPANY against THOMAS J. YEAGER and SANDY YEAGER, his wife.

ALVIN J. LUSCHAS, Attorney

VICTOR B. VANDLING, Sheriff

COPIES TO: Henrie Printing 8/31/81

P-E, Legal Ads, Wednesdays Sep 23, 30 & Oct 7. Affidavits Please.

Janice A. Zeisloft, RD 1, Millville. Tax Collector

9/1/81
9/1/81